

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

September 19, 2013

BOARD FILE: 130079

C.D.: 4

Bird Street. LLC
9701 W. Pico Blvd., Suite 201A
Los Angeles, CA 90035

JOB ADDRESS: 9199 WEST THRASHER AVENUE
TRACT: TR 15319; LOT: 6

The Board of Building and Safety Commissioners, at its meeting of September 10, 2013, gave consideration to the application by Ashraf Hemmati, to export 2,930 cubic yards of earth, from the above-referenced property.

The Board took the following action:

1. FIND that this project will not have a significant effect on the environment pursuant to the City's Environmental Guidelines, and is in compliance with CEQA; that the MND reflects the independent judgment of the Lead Agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and ADOPT the Mitigated Negative Declaration ENV-2013-1145-MND.
2. APPROVE the application subject to all conditions specified in the Department's report dated August 21, 2013, with the following conditions:
 - a. Item C. 1 shall be modified as follows:

The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays and ~~8:00 a.m. and 4:00 p.m. on Saturdays.~~ No hauling is allowed on Saturdays, Sundays or holidays. Haul vehicles may not arrive at site before the designated start time.

(Continued on Page 2)

Page 2

Job Address: 1945 SOUTH OVERLAND AVENUE

Board File: 130092

This action becomes effective and final when ten calendar days have elapsed from the date of the Board's action, unless an appeal is filed to the City Council pursuant to Section 91.7006.7.4 of the Los Angeles Municipal Code.

When a proposed Negative or Mitigated Negative Declaration has been approved, Public Resources Code Section 21152(a) requires that a Notice of Determination ("NOD") be filed within five working days after the effective date of the decision. The filing of the NOD with the County Clerk starts a 30-day statute of limitations on court challenges to the approval of the project pursuant to Public Resources Code Section 21167. Failure to file the notice results in the statute of limitations being extended to 180 days.



Helena Jubany, President

BOARD OF BUILDING AND SAFETY COMMISSIONERS

NOT VALID WITHOUT STAMP AND SIGNATURE

CJ:at

130079.FAL

c: Sr. Grading Inspector J. Weight
Ashraf Hemmati
Dr. Juliette Cummins Sponsel
Dr. Leslie Pam
Jon Adler
Eric Shore
James Costa
George Kline
Ingeborg Burke
Gregory Yeardey
David and Arlene Ray
John Goodman
Doug Routh

Action By
the BOARD OF BUILDING AND SAFETY
COMMISSIONERS ON 9/10/13

(B1)

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
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E. FELICIA BRANNON
VICTOR H. CUEVAS
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DEPARTMENT OF
BUILDING AND SAFETY
201 NORTH FIGUEROA STREET
LOS ANGELES, CA 90012

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

August 21, 2013

BOARD FILE NO. 130079
C.D.: 4 (Councilmember T.LaBonge)

Board of Building and Safety Commissioners
Room 1080, 201 North Figueroa Street

APPLICATION TO EXPORT 2,930 CUBIC YARDS OF EARTH

PROJECT LOCATION: 9199 WEST THRASHER AVENUE

TRACT: 15319

BLOCK: NONE

LOT: 6

OWNER:

Bird Street, LLC
9701 W. Pico Boulevard, Suite 201A
Los Angeles, CA 90035

APPLICANT:

Ashraf Hemmati
28160 McBean Parkway, # 6204
Valencia, CA 91354

The Department of Transportation (DOT) and the Department of Public Works (DPW) have reviewed the subject haul route application and have forwarded the following recommendations to be considered by the Board of Building and Safety Commissioners (Board) in order to protect the public health, safety and welfare.

CONDITIONS OF APPROVAL

Additions or modifications to the following conditions may be made on-site at the discretion of the Grading Inspector, if deemed necessary to protect the health, safety, and welfare of the general public along the haul route.

Failure to comply with any conditions specified in this report may void the Board's action. If the hauling operations are not in accordance with the Board's approval, The Department of Building and Safety (DBS) shall list the specific conditions in violation and shall notify the applicant that immediate compliance is required. If the violations are not corrected or if a second notice is issued by DBS for violations of any of the conditions upon which the approval was granted, said approval shall be void. Inasmuch as Board approval of the import-export operations is a condition precedent to issuing a grading permit in a "hillside" designated area, violation of this condition may result in the revocation of the grading permit issued in reliance of this approval.

A. PERMITS AND BONDS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS:

PERMIT FEE MUST BE PAID BEFORE THE DEPARTMENT OF BUILDING AND SAFETY WILL ISSUE A GRADING PERMIT.

1. Under the provisions of Section 62.201 of the Los Angeles Municipal Code, the following permit fee shall be required:
 - a) A total of 2,930 cubic yards of material moved 8.2 miles within the hillside area at a rate of \$0.29 per cubic yard per mile results in the maximum fee of \$3000.00.
2. The required permit fee shall be paid at the Street Services Investigation and Enforcement Division office, 1149 South Broadway, Suite 350, Los Angeles, California, 90015, telephone (213) 847-6000.
3. Under the provisions of Section 62.202 of the Los Angeles Municipal Code, a cash bond or surety bond in the amount of \$50,000 shall be required from the property owner to cover any road damage and any street cleaning costs resulting from the hauling activity.
4. Forms for the bond will be issued by Susan Sugay, Bond Processor, Bureau of Engineering Valley District Office, 6262 Van Nuys Boulevard, Suite 251, Van Nuys, CA 91401; telephone (818) 374-5082.

B. GENERAL CONDITIONS:

1. The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind, at the sole discretion of the grading inspector.

2. Hauling and grading equipment shall be kept in good operating condition and muffled as required by law.
3. The Traffic Coordinating Section of the Los Angeles Police Department shall be notified at least 24 hours prior to the start of hauling, (213) 893-8124/473-7800.
4. Loads shall be secured by trimming or watering or may be covered to prevent the spilling or blowing of the earth material. If the load, where it contacts the sides, front, and back of the truck cargo container area, remains six inches from the upper edge of the container area, and if the load does not extend, at its peak, above any part of the upper edge of the cargo container area, the load is not required to be covered, pursuant to California Vehicle Code Section 23114 (e) (4).
5. Trucks and loads are to be watered at the export site to prevent blowing dirt and are to be cleaned of loose earth at the export site to prevent spilling.
6. Streets shall be cleaned of spilled materials during grading and hauling, and at the termination of each workday.
7. The owner/contractor shall be in conformance with the State of California, Department of Transportation policy regarding movements of reducible loads.
8. The owner/contractor shall comply with all regulations set forth by the State of California Department of Motor Vehicles pertaining to the hauling of earth.
9. A copy of the approval letter from the City, the approved haul route and the approved grading plans shall be available on the job site at all times.
10. The owner/contractor shall notify the Street Services Investigation and Enforcement Division, (213) 847-6000, at least 72 hours prior to the beginning of hauling operations and shall also notify the Division immediately upon completion of hauling operations. Any change to the prescribed routes, staging and/or hours of operation must be approved by the concerned governmental agencies. Contact the Street Services Investigation and Enforcement Division prior to effecting any change.
11. No person shall perform any grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
12. A copy of this report, the approval letter from the Board and the approved grading plans shall be available on the job site at all times. A request to modify or change the approved routes must be approved by the Board of Building and Safety Commissioners before the change takes place.
13. The grading permit for the project shall be obtained within twelve months from the date of action of the Board. If the grading permit is not obtained within the specified time, re-application for a public hearing through the Grading Division will be required.

14. A log noting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
15. This approval pertains only to the City of Los Angeles streets. Those segments of the haul route outside the jurisdiction of the City of Los Angeles may be subject to permit requirements and to the approval of other municipal or governmental agencies and appropriate clearances or permits is the responsibility of the contractor.
16. **The applicant shall defend, indemnify and hold harmless the City of Los Angeles (City), its agents, officers, or employees, from any claim, action, or proceeding against the City to attack, set aside, void or annul this approval, which action is brought within the applicable limitation period. The City shall promptly notify the applicant of any claim, action, or proceeding and the City shall cooperate fully in the defense. If the City fails to promptly notify the applicant of any claim action or proceeding, or if the City fails to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, or hold harmless the City.**
17. **A copy of the first page of this approval and all Conditions and/or any subsequent appeal of this approval and its resultant Conditions and/or letters of clarification shall be printed on the building plans submitted to the City's Development Services Center and the Department of Building and Safety for purposes of having a building permit issued.**

C. SPECIFIC CONDITIONS

An authorized Public Officer may make additions to, or modifications of, the following conditions if necessary to protect the health, safety, and welfare of the general public.

1. The hauling operations are restricted to the hours between 9:00 a.m. and 3:00 p.m. on Mondays through Fridays and 8:00 a.m. and 4:00 p.m. on Saturdays. No hauling allowed on Sundays or holidays. Haul vehicles may not arrive at site before the designated start time.
2. Hauling of the material shall be completed within the maximum time limit of 15 hauling days.
3. Staging: Permitted on-site only. Note: No interference to traffic, access to driveways must be maintained at all times.
4. The approved haul vehicles shall be ten-wheel dump trucks.
5. Total amount of dirt to be hauled shall not exceed 2,930 cubic yards.
6. "Truck Crossing" warning signs shall be placed 300 feet in advance of the exit in each direction.

7. Two flag persons (minimum) shall be required at the job site during staging and hauling to assist the trucks in and out of the project area. Flag persons and warning signs shall be in compliance with Part II of the latest Edition of "Work Area Traffic Control Handbook."
8. The City of Los Angeles, Department of Transportation, telephone (213) 485-2298, shall be notified 72 hours prior to beginning operations in order to have temporary "No Parking" signs posted along streets in haul route.
9. The recommended route is as follows:

LOADED TRUCKS:

Exit jobsite on Thrasher Avenue; turn left onto Oriole Drive; turn right onto Thrasher Avenue; right turn onto Rising Glen Road; continue straight onto Sunset Plaza Drive; left turn onto Sunset Boulevard; left turn onto Highland Avenue; continue to Cahuenga Boulevard West; right turn onto Barham Boulevard; right turn onto Forest Lawn Drive; transition eastbound on the Ventura Freeway CA-134 Freeway, exit Figueroa Street, turn right on Figueroa Street and enter the disposal site at Scholl Canyon Landfill.

EMPTY TRUCKS:

Unloaded vehicles return using the reverse order.

10. The applicant shall provide a staked sign at the site containing the contact information for the Senior Street Services Investigator (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor. The letters shall be a minimum of 3 inches in height.

D. ENVIRONMENTAL CONDITIONS

A Mitigated Negative Declaration (MND) was prepared for this project by the Department of City Planning (ENV-2013-1145-MND). Each mitigation measure identified in the MND is incorporated herein by reference as though fully set forth, and compliance with each is expressly made a condition of this project approval.

E. MANDATORY FINDINGS AND RECOMMENDED ACTIONS

1. On August 28, 2013, the Department of City Planning issued the above described MND No. (ENV-2013-1145-MND). On the basis of the whole of the record before the Lead Agency, including any comments received, the Lead Agency FINDS that with the imposition of the mitigation measures described in the MND, and incorporated herein as project conditions, there is no substantial evidence that the proposed project will have a significant effect on the environment.

Job Address: 9199 WEST THRASHER AVENUE
Board File: 130079

2. FIND that this project will not have a significant effect on the environment, pursuant to the State's Environmental Guidelines and is in compliance with the California Environmental Quality Act; that the MND reflects the independent judgment of the lead agency, the City of Los Angeles; that the documents constituting the record of proceedings in this matter are located in the files of the Los Angeles Department of Building and Safety Commission Office; and ADOPT the Mitigated Negative Declaration (ENV-2013-1145-MND).

CODE:

SEC. 91.7006. CONDITIONS PRECEDENT TO ISSUING A GRADING PERMIT.

Section 91.7006.7. Limitation of Export and Import

5. At the public hearing, the Board of Building and Safety Commissioners shall consider the views of the applicant and all other affected persons. The board shall then grant or conditionally grant approval of export and import operations or, in the event it determines that the grading activity, including the hauling operation, will endanger the public health, safety and welfare, it shall deny the request. Where conditions of the permit are recommended by the Department of Public Works, including the condition that a bond be posted pursuant to Section 62.202 of the Los Angeles Municipal Code, such conditions shall be made a part of any permit which may be issued. The decision of the board shall not be effective until 10 calendar days have elapsed from the date of the board's decision.
6. Any affected person, including the applicant, who is dissatisfied with the decision of the board, may appeal the board decision within 10 days to the City Council by filing an appeal with the city clerk on forms which the city clerk provides. The City Council shall hear and make its determination on the appeal not later than the 30th day after the appeal has been filed. The decision of the City Council on the matter shall be final. If the City Council fails to act on any appeal within the time limit specified in this section, the action of the board on the matter shall be final.

RAYMOND S. CHAN, C.E., S.E.
Interim General Manager



J.T. Christian
Staff Inspector, Commission Office

Action By
The BOARD OF BUILDING AND SAFETY
COMMISSIONERS on 9/10/13

BF# 130079

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 4 - TOM LABONGE
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PROJECT TITLE ENV-2013-1145-MND	CASE NO.
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PROJECT LOCATION
9199 W THRASHER AVE

PROJECT DESCRIPTION
 The proposed project consists of the demolition of an existing 6,673 square foot, two story single family dwelling with attached two car garage, basement and pool/spa; and the construction of a 30 foot, two story, 5,707 square foot single family dwelling with attached two car garage and basement, including new pool, spa, deck, and retaining walls. The proposed house will be partly tucked into the slope, with the pool to the southeast portion of the residence, located over the descending slope. The garage will be below the south portion of the residence. Basement retaining walls will be located at the rear of the residence and stacked retaining walls will be located along the west property line. There are 14 existing trees (not protected species), all will be removed.

As proposed, the project requires an approval of a haul route to permit the exporting of 2,930 cubic yards of soil.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Ashraf Hemmati
 28160 McBean Parkway #6204
 Valencia, CA 91354

FINDING:
 The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance
 (CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM <i>Nicole Sanchez</i>	TITLE Planning Assistant	TELEPHONE NUMBER (213) 978-3034
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ADDRESS 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	SIGNATURE (Official) <i>Daniel Surt</i>	DATE August 28, 2013
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 COMMISSION
 CITY OF LOS ANGELES

I-30. Aesthetics (Hillside Site Design, Undeveloped Site)

- Environmental impacts, such as alteration of existing or natural terrain may result from project implementation. However, these impacts will be mitigated to a less than significant level by the following measures:
- Grading shall be kept to a minimum.
- Natural features, such as prominent knolls or ridge lines, shall be preserved.
- The project shall comply with the City's Hillside Development Guidelines.

I-120. Aesthetics (Light)

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

I-130. Aesthetics (Glare)

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

III-10. Air Pollution (Demolition, Grading, and Construction Activities)

-
- All unpaved demolition and construction areas shall be wetted at least twice 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 construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, 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.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

IV-10. Habitat Modification (Nesting Native Birds, Hillside or Rural Areas)

- The project will result in the removal of vegetation and disturbances to the ground and therefore may result in take of nesting native bird species. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). The following measures are as recommended by the California Department of Fish and Game:
- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- a. Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- b. If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.

- c. Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

IV-70. Tree Removal (Non-Protected Trees)

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

IV-80. Tree Removal (Locally Protected Species)

- Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:
- All protected tree removals require approval from the Board of Public Works.
- A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report's recommended measures.
- A minimum of two trees (a minimum of 48-inch box in size if available) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- Bonding (Tree Survival):
- a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
- b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.

V-20. Cultural Resources (Archaeological)

- Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any archaeological materials are encountered during the course of project development, all further development activity shall halt and:
- The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Society of Professional Archaeologist (SOPA) or a SOPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.

MITIGATED NEGATIVE DECLARATION
ENV-2013-1145-MND

- The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
- The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- Project development activities may resume once copies of the archaeological survey, study or report are submitted to: SCCIC Department of Anthropology, McCarthy Hall 477, CSU Fullerton, 800 North State College Boulevard, Fullerton, CA 92834.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-30. Cultural Resources (Paleontological)

- Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
 - a. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum - who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
 - b. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation, or relocation of the resource.
 - c. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
 - d. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

V-40. Cultural Resources (Human Remains)

- Environmental impacts may result from project implementation due to discovery of unrecorded human remains.
- In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
 - a. Stop immediately and contact the County Coroner: 1104 N. Mission Road, Los Angeles, CA 90033. 323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or 323-343-0714 (After Hours, Saturday, Sunday, and Holidays)
 - b. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
 - c. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
 - d. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
 - e. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
 - f. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- *Discuss and confer* means the meaningful and timely discussion careful consideration of the views of each party.

VI-10. Seismic

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
 - The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

VI-20. Erosion/Grading/Short-Term Construction Impacts

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- 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:
 - a. 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.
 - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

VI-30. Erosion/Grading/Short-Term Construction Impacts (Hillside Grading Areas)

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a less than significant level by the following measures:
- The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- 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.

VI-50. Geotechnical Report

-
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VI-60. Landslide Area

- Environmental impacts may result due to the proposed project's location in an area with landslide potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any landslide and soil displacement, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to: ground stabilization, selection of appropriate foundation type and depths, selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.
- The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

VII-10. Green House Gas Emissions

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-40. Hillside Construction Staging and Parking Plan

-
- Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:
- No construction equipment or material shall be permitted to be stored within the public right-of-way.
- If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street, to and from the site in order to keep roads open on Red Flag days.
- During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.
- Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.
- All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.
- A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.
- During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.

VIII-70. Emergency Evacuation Plan

- Environmental impacts may result from project implementation due to possible interference with an emergency response plan. However, these potential impacts will be mitigated to a less than significant level by the following measure:
- Prior to the issuance of a building permit, the applicant shall develop an emergency response plan in consultation with the Fire Department. The emergency response plan shall include but not be limited to the following: mapping of emergency exits, evacuation routes for vehicles and pedestrians, location of nearest hospitals, and fire departments.

IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)

-
- 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.
- 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.
- 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.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)

-
- 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.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.

- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

XVI-30. Transportation (Haul Route)

-
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- **(Non-Hillside):** Projects involving the import/export of 20,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- **(Hillside and Subdivisions):** Projects involving the import/export of 1,000 cubic yards or more of dirt shall obtain haul route approval by the Department of Building and Safety.
- **(Hillside Projects):**
- All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
- The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
- The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.

XVI-50. Inadequate Emergency Access

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

XVII-10. Utilities (Local Water Supplies - Landscaping)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:
- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

XVII-20. Utilities (Local Water Supplies - All New Construction)

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.

MITIGATED NEGATIVE DECLARATION
ENV-2013-1145-MND

- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

XVII-90. Utilities (Solid Waste Recycling)

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- **(Operational)** Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- **(Construction/Demolition)** Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- **(Construction/Demolition)** To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

XVII-100. Utilities (Solid Waste Disposal)

-
- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

XVIII-10. Cumulative Impacts

- There may be environmental impacts which are individually limited, but significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. However, these cumulative impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CD 4 - TOM LABONGE	DATE: 04/17/2013
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2013-1145-MND	RELATED CASES:	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: HAUL ROUTE AND ENVIRONMENTAL ASSESSMENT		
ENV PROJECT DESCRIPTION: The proposed project consists of the demolition of an existing 6,673 square foot, two story single family dwelling with attached two car garage, basement and pool/spa; and the construction of a 30 foot, two story, 5,707 square foot single family dwelling with attached two car garage and basement, including new pool, spa, deck, and retaining walls. The proposed house will be partly tucked into the slope, with the pool to the southeast portion of the residence, located over the descending slope. The garage will be below the south portion of the residence. Basement retaining walls will be located at the rear of the residence and stacked retaining walls will be located along the west property line. There are 14 existing trees (not protected species), all will be removed. As proposed, the project requires an approval of a haul route to permit the exporting of 2,930 cubic yards of soil.		
ENVIRONMENTAL SETTINGS: The property is a partially graded, flag-shaped hillside lot, zoned RE15-1-H. It is located 1,800 feet north of Sunset Boulevard and 750 feet east of Doheny Drive. In general, the surrounding properties to the north, east, and west are composed of similar-sized single-family dwellings on relatively similar-sized lots with some lots. To the south of the property is a large, 11,166 square foot home on a 53,303 square foot lot. According to the records of the Los Angeles County Assessor, the site is developed with a single family dwelling constructed in 1977. That dwelling is presently 6,673 square feet and two stories. Thrasher Avenue is designated a standard Hillside Limited Street, with a right-of-way width of 36 feet and a roadway width of approximately 28 feet. The property is within the Hillside Area, Baseline Hillside Ordinance Area and is in the Very High Fire Hazard Severity Zone.		
PROJECT LOCATION: 9199 W THRASHER AVE		
COMMUNITY PLAN AREA: HOLLYWOOD STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CENTRAL	CERTIFIED NEIGHBORHOOD COUNCIL: BEL AIR - BEVERLY CREST

EXISTING ZONING: RE15-1-H	MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	
GENERAL PLAN LAND USE: VERY LOW II RESIDENTIAL	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	LA River Adjacent: NO
	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.

Nicole Sainy

Planning Assistant

(213) 978-3034

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may 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 whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

Background

PROPONENT NAME:

Ashraf Hemmati

PHONE NUMBER:

(310) 709-3854

APPLICANT ADDRESS:

28160 McBean Parkway #6204

Valencia, CA 91354

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

04/17/2013

PROPOSAL NAME (if Applicable):

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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 within a state 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. AGRICULTURE AND FOREST RESOURCES				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality 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 project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
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 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 or U.S. Fish and Wildlife Service?	✓		
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US 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?	✓		
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓		
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 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.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?		✓		
e.	Result in substantial soil erosion or the loss of topsoil?		✓		
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially 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. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. 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?				✓
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 people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?		✓		
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge requirements?		✓		
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned 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 a 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 hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any 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, local 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?				✓
XI. 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?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons 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?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
XIII. 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?				✓
XIV. PUBLIC SERVICES					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?			✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?			✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?			✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?			✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?			✓	
XV. RECREATION					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility 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?				✓
XVI. TRANSPORTATION/TRAFFIC					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards 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 due 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.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓

XVII. UTILITIES AND SERVICE SYSTEMS

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 storm water 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 resources, 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 existing commitments?		✓	
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?		✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	✓		
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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-2013-1145-MND**. 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: Planning Assistant	TELEPHONE NO.: (213) 978-3034	DATE: 07/10/2013
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	There are no scenic resources in the area. The project will have no impact on scenic vistas.
b.	NO IMPACT	The project is not located within, adjacent to, or within close proximity of a state scenic highway.
c.	NO IMPACT	The project proposes the construction of a 30 foot single family dwelling with a pool/spa where there is already an existing single family dwelling. There is non-indigenous landscaping bordering along the property lines. Therefore, there are no naturalistic views that could be diminished with the proposed project construction.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes a smaller single-family dwelling than what presently exists on the site; however, the project may result in nighttime light due to outdoor lighting, architectural finishes or glass.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The property is not designated on any map as protected farmland.
b.	NO IMPACT	The property is not zoned for agricultural use, nor is encumbered by a Williamson Act contract.
c.	NO IMPACT	The project involves no impact on any property designated for forest or timberland use.
d.	NO IMPACT	The property is zoned and utilized for residential use; the project has no impact resulting in the loss or conversion of forest land.
e.	NO IMPACT	The project proposes no use or activity which would result in the conversion of farmland or forest land to other uses.
III. AIR QUALITY		
a.	NO IMPACT	The project may have short term construction related impacts on localized air quality; however, such impacts do not meet or exceed guideline thresholds for significant impact on the implementation of an air quality plan.

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The project does not propose to deviate from any requirements of the AQMP which establishes rules and regulations enforcing Federal and State air quality standards.	
c.	NO IMPACT	The project proposes the construction of a single family dwelling with a pool/spa, using typical construction materials and methods. The project will have no cumulative impact on non-attainment criteria air quality pollutants.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short term impacts on sensitive receptors may result during the construction phases for the single family dwelling.	III-10 Impacts upon air pollution are required to be mitigated during demolition, grading and construction activities.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short term objectionable odors may occur during the construction of the single family dwelling and pool/spa.	III-10 Impacts upon air pollution are required to be mitigated during demolition, grading and construction activities.
IV. BIOLOGICAL RESOURCES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in the removal of existing bushes, shrubs, and groundcover on the property; such activity may result in the disturbance of protected bird species.	IV-10 A nesting bird survey is required prior to the commencement of construction activities.
b.	NO IMPACT	The property contains no riparian or other sensitive natural habitats.	
c.	NO IMPACT	The property contains no wetland areas, nor will result in any secondary impacts on wetland areas.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is situated near open space areas to the northeast as undeveloped areas within large residential lots in the hillside area. Therefore, there is a potential for migratory birds and other fauna which may move through this area, and it will be necessary to survey nesting bird populations and determine whether appropriate mitigation measures are necessary.	IV-10 A nesting bird survey is required prior to the commencement of construction activities.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property contains 14 non-protected trees, all will be removed.	IV-70, IV-80 Significant-sized (non-protected) trees that are removed as a result of the project are required to be replaced on a 1:1 basis.
f.	NO IMPACT	The property is not located within an adopted habitat or natural community conservation plan area.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	The property contains no significant historical or cultural resources in the immediate vicinity.	

Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located in any area identified as potentially containing significant archaeological resources; further, the property has previously been built upon, and the subsurface is likely to have been significantly disturbed. Nonetheless, new construction activities may result in the discovery of unknown archaeological resources.	V-20 Discovery of potential archaeological resources requires cessation of construction activities and evaluation of the resource prior to the resumption of construction.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located in any area identified as potentially containing significant paleontological or geologic resources; further, the property has previously been built upon, and the subsurface is likely to have been significantly disturbed. Nonetheless, new construction activities may result in the discovery of unknown paleontological or geologic resources.	V-30 Discovery of potential paleontological or geologic resources requires cessation of construction activities and evaluation of the resource prior to resumption of construction.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located within, adjacent to, or in close proximity to areas of known human burials. Further, the property has previously been built upon, and the subsurface is likely to have been significantly disturbed. Nonetheless, new construction activities may result in the discovery of unknown/ undocumented human remains.	V-40 Discovery of potential human remains requires cessation of construction activities and evaluation of the resource prior to resumption of construction.
VI. GEOLOGY AND SOILS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located near the Hollywood Fault, which could result in potentially significant impacts.	VI-10 The project is required to comply with enhanced construction regulations to address seismic activity.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located near the Hollywood Fault, which could result in potentially significant impacts.	VI-10 The project is required to comply with enhanced construction regulations to address seismic activity.
c.	NO IMPACT	The property is not located in an area identified as at-risk for seismic-related ground failure or liquefaction.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within a designated landslide hazard area. Therefore, there is a potential for landslide impacts.	VI-60 The project shall comply with the conditions of the Department of Building and Safety's Geology and Soil Report Letter for the proposed project.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During short term construction activities, the property will be subject to increased loss of topsoil due to wind and water erosion.	VI-20, VI-30 The project is required to incorporate standard construction measures to minimize wind and water erosion of the topsoil.

Impact?	Explanation	Mitigation Measures	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is located on residential lots with significant differentials in elevation and topography. Construction activities may result in a destabilization of slopes.	VI-50 The project is required to observe and comply with site-specific engineering requirements for the site and project, as contained in geology and soils report approval letter issued by the LADBS.
g.	NO IMPACT	The project is not located in an area identified as at-risk for potential expansive soil impacts.	
h.	NO IMPACT	The property maintains a connection with the municipal sanitary sewer system; the project proposes no septic tanks or alternative waste water disposal systems.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes construction of a single family dwelling with basement, attached garage, pool, spa, deck, and retaining walls and will result in increased greenhouse gas emissions through routine construction methods and materials, increased water demand, wastewater generation, and energy demand.	VII-10 The project is required to incorporate waste recycling measures (XVII-90), the utilization of low-emission construction materials, and enhanced water conservation (XVII-10, 20) to reduce new greenhouse gas emissions to a less than significant level.
b.	NO IMPACT	The project is not located in an area having an adopted greenhouse gas emissions plan, policy or regulation for the reduction of such emissions; however, the project is elsewhere required to incorporate measures to reduce its greenhouse gas emissions. As such, the project will have no impact on any plan, policy or regulation for the reduction of greenhouse gas emissions.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	The construction of a single family dwelling, pool, garage, deck, and retaining walls do not involve the routine transport, use or disposal of hazardous materials.	
b.	NO IMPACT	The construction of a single family dwelling, pool, garage, deck, and retaining walls will not result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	
c.	NO IMPACT	The construction of a single family dwelling, pool, garage, deck, and retaining walls will not result in hazardous emissions impacting schools within the nearby vicinity.	

Impact?	Explanation	Mitigation Measures	
d.	NO IMPACT	The property is not located within any database of hazardous materials sites.	
e.	NO IMPACT	The property is not located within, adjacent to, or within proximity to an airport land use.	
f.	NO IMPACT	The property is not located within, adjacent to, or within proximity of a private airstrip.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Temporary construction activity may result in an impairment of access through Thrasher Avenue.	VIII-40 The project will require a construction vehicle and materials staging plan to ensure that emergency access through Thrasher Avenue is not significantly impacted during construction.
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within a Very High Fire Hazard Severity Zone. As such, the project may expose people and structures to a significant risk of loss, injury or death involving wild land fires.	VIII-70 The project will require an emergency response plan, in consultation with the Fire Department.

IX. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes short-term construction activities that could result in discharge of various pollutants, common to urban areas and construction activities, into storm drains and waste water disposal systems.	IX-20 The project shall comply with storm water mitigation measures, requirements during demolition, grading and construction activities.
b.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. These will somewhat decrease stormwater infiltration into groundwater aquifers. However, the property is not located in a significant groundwater recharge area, nor does the project propose a lot coverage beyond that already anticipated by stormwater runoff infrastructure and management regulated under the requirements of LAMC 64.70, Low Impact Development (LID) stormwater strategy. As such, there will be no impacts to groundwater recharge or aquifers.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. These will not significantly alter the drainage pattern of the site or area. Following the Low Impact Development (LID) stormwater management strategy under LAMC 64.70 will not significantly alter the drainage pattern of the site or area in a manner which will cause substantial erosion	

Impact?	Explanation	Mitigation Measures
	siltation on- or off-site.	
d. LESS THAN SIGNIFICANT IMPACT	The project proposes remodeling and improvement activities, which may result in the alteration of slope gradients and cause short-term stormwater runoff impacts, including the potential for adverse on- and off-site flooding; however the project will comply with the Low Impact Development (LID) stormwater management strategy under LAMC 64.70 which will result in a less than significant impact.	
e. LESS THAN SIGNIFICANT IMPACT	Short-term construction activities may result in pollution of stormwater runoff, however the applicant will comply with the Low Impact Development (LID) stormwater management strategy under LAMC 64.70 which will result in a less than significant impact.	
f. NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, it will have no impact upon water quality beyond those reported here.	
g. NO IMPACT	The property is not located in a Flood Zone per ZIMAS.	
h. NO IMPACT	The property is not located in a Flood Zone per ZIMAS.	
i. NO IMPACT	The property is not located in an area identified as at-risk for flooding due to failure of a levee or dam.	
j. NO IMPACT	The property is not located in an area identified as at-risk for inundation due to seiche, tsunami or mudflow.	
X. LAND USE AND PLANNING		
a. NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. The project proposes no use or activity which would result in the physical division of the existing established community.	
b. NO IMPACT	The project proposes the continuation of a use which will be permitted upon the property and will have no impact upon any plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	
c. NO IMPACT	The property is not located within an adopted habitat or natural community conservation plan area.	
XI. MINERAL RESOURCES		

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The property contains no mineral resources of statewide or regional importance, nor provides critical access to such resources.	
b.	NO IMPACT	The property contains no mineral resources of local importance, nor provides critical access to such resources.	
XII. NOISE			
a.	NO IMPACT	After the completion of construction, noise levels associated with the proposed project will be those typical for single family residential developments. No impacts upon noise levels will occur.	
b.	NO IMPACT	Routine construction activities may result in some groundborne noise or vibrations; however, such impacts are temporary and short-term, and do not rise to a level of significance.	
c.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. None of the long-term activities within the property will generate noise inconsistent with a single family dwelling, nor noise levels above existing ambient levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Temporary and short-term construction activities may result in increased noise levels.	XII-20 The project is required to comply with measures that limit the hours of construction activity, the number of noise-emitting equipment operating at any one time, and the type of construction equipment utilized.
e.	NO IMPACT	The proposed residential project is not located within an airport land use plan. No impact would result.	
f.	NO IMPACT	The property is not located within, adjacent to, or within proximity of an airport land use.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project proposes no use or activity which would result in induced population growth.	
b.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project proposes no use or activity which would result in the displacement of existing housing.	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project proposes no use or activity which would result in the displacement of persons.	
XIV. PUBLIC SERVICES			
a.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project would result in less than significant impacts upon existing fire facilities.	
b.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project would result in less than significant impacts upon existing police services.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project would result in less than significant impacts upon existing school services.	
d.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project would result in less than significant impacts upon existing park services.	
e.	LESS THAN SIGNIFICANT IMPACT	Thrasher Avenue is designated a standard Hillside Limited Street with a roadway width of approximately 28 feet. As such, the project would result in less than significant impacts upon existing public facilities.	
XV. RECREATION			
a.	LESS THAN SIGNIFICANT IMPACT	The increased use of parks by this residential project will be less than significant.	
b.	NO IMPACT	The construction of this residential project will not result in the construction or expansion of recreational facilities. No impacts are anticipated.	
XVI. TRANSPORTATION/TRAFFIC			
a.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project will have no lasting impact on the performance of the transportation circulation system.	

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project will have no lasting impact on the performance of the congestion management program.	
c.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project will have no lasting impact on air traffic patterns or levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will utilize, during the construction phases, various types of construction vehicles, and trucks for the export of soil. There may be potentially significant hazard impacts due to design features within adjoining streets.	XVI-30, XVI-50 The applicant is required to implement measures to ensure access through Thrasher Avenue during construction, including approval of a haul route by the LADBS.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will utilize, during the construction phases, various types of construction vehicles, and trucks for the export of soil. Temporary construction activities and the hauling of soils for export may result in impaired emergency access through Thrasher Avenue.	XVI-30, XVI-50 The applicant is required to implement measures to ensure access through thrasher avenue during construction, including approval of a haul route by the LADBS.
f.	NO IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. As such, the project will not conflict with adopted policies, plans or programs regarding public transit or other alternative transportation modes, nor decrease the performance of such transportation modes.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The residential project should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. The impacts are considered less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The residential project proposes one residential dwelling with 5 car spaces. The construction of this residential project should not require the construction of new stormwater drainage facilities. The impacts are considered less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The residential project proposes one residential dwelling with an attached 5-car garage. The construction of this residential project should not require the construction of new stormwater drainage facilities. The impacts are considered less	

Impact?	Explanation	Mitigation Measures	
	than significant.		
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is a construction of a single-family dwelling, pool, garage, deck, and retaining walls. This will result in an increased demand for potable water.	XVII-10, XVII-20 The project will be required to incorporate enhanced water conservation measures to minimize increased water demand.
e.	LESS THAN SIGNIFICANT IMPACT	The project proposes the construction of a single family dwelling, pool, garage, deck, and retaining walls. The project will result in an increased water demand and wastewater generation; however such increase will not meet or exceed guideline thresholds of significance for adverse impacts on existing wastewater treatment capacity.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in increased solid waste generation through routine demolition, remodeling and construction activities.	XVII-90, XVII-100 The project will be required to incorporate standard demolition and construction debris recycling measures.
g.	LESS THAN SIGNIFICANT IMPACT	The project will result in increased solid waste generation; however, all solid wastes are required to be disposed of at a regulated and certified sanitary landfill site. As such, the project will have a less than significant impact on statutes and regulations regarding solid waste disposal.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The proposed residential project does not result in any impacts that would cause the above.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed residential project will result in environmental impacts; however each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the cumulative impact of the proposed project will not result in any potentially significant impacts.	XVIII-10 Compliance with and incorporation of the recommended mitigation measures will reduce the potential cumulative impact to a less than significant level.
c.	NO IMPACT	After implementation of mitigation measures, the proposed residential project does not have any significant direct or indirect impacts to human beings.	

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