

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 5
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PROJECT TITLE ENV-2005-8611-MND-REC-2	CASE NO. AA-2005-3998-PMLA-M1 ZA-2012-1395-ZV ZA-2012-1402-ZV
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PROJECT LOCATION
10550 BELLAGIO ROAD

PROJECT DESCRIPTION
 Reconsideration of a previously adopted Mitigated Negative Declaration for a Parcel Map Modification to remove language requiring maintenance of a strip of indigenous vegetation at least ten feet wide along Stone Canyon Creek from two mitigation measures, removal of a mitigation measure requiring concentrating or clustering development on portions of a site while leaving the remaining land in a natural, undisturbed condition and removal of language requiring minimizing the impacts of a driveway over Stone Canyon Creek from a parcel map condition. In addition, changing the terminology in five parcel map conditions and five mitigation measures from "Stone Canyon Creek natural watercourse" to "storm drain and sanitary sewer easement". These mitigation measures are included in ENV-2005-8611-MND and the conditions are included as part of the approval of AA-2005-3998-PMLA to permit the subdivision of the subject property into four single family home lots.

In addition, two zone variances to permit heights of 50 feet for the two story single family homes, in lieu of the 36 foot limit in the Zone Code and two adjustments to permit fences of up to eight feet in height in the front yards, in lieu of the 3 1/2 feet allowed by the Code and the construction and maintenance of a retaining wall up to 10 feet in height along the eastern property line for the northern two lots in addition to two existing retaining walls on the property.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 M&A Gabae, LP
 9034 Sunset Boulevard
 West Hollywood, CA 90068


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	TITLE	TELEPHONE NUMBER
Marc Woerschling	City Planner	(213) 978-1470

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		DECEMBER 12, 2012

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.
- The project shall comply with the City's Hillside Development Guidelines.
- Natural features, including the Stone Canyon Creek natural water course and easement as well as prominent knolls or ridge lines shall be preserved. No alteration, piping or disturbance of the natural water course shall be permitted. In addition, the following measures shall be required: a. No stockpiling of dirt or any construction related materials shall be permitted within 100 feet of the Stone Canyon Creek natural water course easement. b. All stockpiles located anywhere on the subject site shall be covered. c. A strip of indigenous vegetation at least ten feet wide shall be maintained at all times along both sides of the Stone Canyon Creek natural water course easement, including during any construction on site.

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.

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.

VI-70. Liquefaction Area

- Environmental impacts may result due to the proposed project's location in an area with liquefaction 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 project shall comply with the Uniform Building Code Chapter 18, Division 1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. The geotechnical report shall assess potential consequences of any liquefaction and 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.

IX 0. 100 Year Flood Zone

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- 1. Mandatory flood insurance shall be provided for any new residential development. 2. Flood plain management standards shall be implemented.

IX-30. Standard Urban Stormwater Mitigation Plan

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- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>):

IX-40. Standard Urban Stormwater Mitigation Plan (Hillside Residential and All 10-or-more-unit Subdivisions and Multi-Family Dwellings)

- Environmental impacts may result from erosion carrying sediments and/or the release of toxins into the stormwater drainage channels. However, the potential impacts will be mitigated to a less than significant level by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following (a copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>):
- Project applicants are required to implement stormwater BMPs to treat and infiltrate the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.

- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak stormwater discharge rate will result in increased potential for downstream erosion.
- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Preserve riparian areas and wetlands.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing a rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe-outlet. Inspect, repair and maintain the outlet protection after each significant rain.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as NO DUMPING - DRAINS TO OCEAN) and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement (Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.
- A strip of indigenous vegetation at least 10 feet wide shall be maintained at all times along both side of the Stone Canyon Creek natural water course, including during any construction on site. Preserve Stone Canyon Creek natural water course any any associated riparian areas and wetlands. No alteration, piping or disturbance of the natural water course shall be permitted.

XIV-10. Public Services (Fire)

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

XIV-60. Public Services (Schools)

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- **(Subdivision)** Pursuant to Section 17.12-A or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units.

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:	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2005-8611-MND-REC-2	RELATED CASES: AA-2005-3998-PMLA-M1 ZA-2012-1395-ZV ZA-2012-1402-ZV	
PREVIOUS ACTIONS CASE NO.: AA-2005-3998-PMLA ENV-2005-8611-MND	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: ENVIRONMENTAL FOR PMLA CASE.		
ENV PROJECT DESCRIPTION: Removal of language requiring maintenance of a strip of indigenous vegetation at least ten feet wide along Stone Canyon Creek from two mitigation measures, removal of a mitigation measure requiring concentrating or clustering development on portions of a site while leaving the remaining land in a natural, undisturbed condition and removal of language requiring minimizing the impacts of a driveway over Stone Canyon Creek from a parcel map condition. In addition, changing the terminology in five parcel map conditions and five mitigation measures from "Stone Canyon Creek natural watercourse" to "storm drain and sanitary sewer easement". These mitigation measures are included in ENV-2005-8611-MND and the conditions are included as part of the approval of AA-2005-3998-PMLA to permit the subdivision of the subject property into four single family home lots. Two zone variances to permit (1) heights of 50 feet for the two story single family homes, in lieu of the 36 foot limit in the Zone Code, (2) fences of up to eight feet in height in the front yards, in lieu of the 3 1/2 feet allowed by the Code and (3) the construction and maintenance of a retaining wall up to 10 feet in height along the eastern property line for the northern two lots in addition to two existing retaining walls on the property.		
ENVIRONMENTAL SETTINGS: The subject property is a mostly rectangular shaped, sloping parcel of land with two estate single family homes under construction. In addition, there is a stream, Stone Canyon Creek, on the western edge of the property running generally parallel to Stone Canyon Road. Adjoining land uses are estate single family homes to the north, south and east zoned RE20-1-H and a golf course zoned A1-1XL and single family homes zoned RE40-1 to the west.		
PROJECT LOCATION: 10550 BELLAGIO ROAD		
COMMUNITY PLAN AREA: STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION:	CERTIFIED NEIGHBORHOOD COUNCIL: BEL AIR - BEVERLY CREST
EXISTING ZONING: RE20-1	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: RE20-1	LA River Adjacent: NO
GENERAL PLAN LAND USE: Very Low I Residential	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Two units per acre.	

	PROPOSED PROJECT DENSITY: One unit per two acres.	
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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.

	City Planner	(213) 978-1470
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"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input checked="" type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input checked="" type="checkbox"/> RECREATION
<input checked="" type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: M&A Gabae, LP	PHONE NUMBER: (310) 247-0900
APPLICANT ADDRESS: 9034 Sunset Boulevard West Hollywood, CA 90068	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 11/29/2005
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-2005-8611-MND-REC-2 and the associated case(s), AA-2005-3998-PMLA-M AA-2005-3998-PMLA-M1 ZA-2012-1395-ZV ZA-2012-1402-ZV. 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: City Planner	TELEPHONE NO.: (213) 978-1470	DATE: 10/23/2012
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Unless mitigated, grading for new homes will alter the natural terrain of the project site. I-30 This mitigation will ensure that grading is kept to a minimum by requiring compliance with the City's Hillside Development Guidelines.
b.	NO IMPACT	The project site is mostly vacant with Stone Canyon Creek being a significant scenic resource. The two estate single family homes being developed at the project site will be attractively landscaped and fit into the surrounding upscale neighborhood without impacting the creek. Stone Canyon Road, while going through an attractive residential neighborhood, is not designated a scenic highway.
c.	NO IMPACT	The two estate single family homes being developed in accordance with the Very Low I designation on the community plan will be attractively landscaped and will fit into the upscale residential neighborhood along Stone Canyon Road.
d.	NO IMPACT	Some interior lighting from the two single family homes to be developed will be visible from outside the project site but will not be bright enough to impact adjoining properties and is consistent with the lighting of other nearby single family homes.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site was previously a single family home. There are no agricultural uses on the project site or in the surrounding residential neighborhood.
b.	NO IMPACT	The project site is zoned RE20-2 for estate single family homes rather than for agriculture. No agricultural uses are on the project site or in the surrounding residential neighborhood.
c.	NO IMPACT	Because there are no agricultural uses in the surrounding area the project would not result in the direct or indirect conversion of farmland to non-agricultural uses.
d.	NO IMPACT	Because there is no forest land on the project site or in the surrounding residential neighborhood, this project will not result in the conversion of forest land to non-forest uses.

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	There are no other aspects of the development of two estate single family homes on the project site that would result in the conversion of farm or forest land to non farm or forest uses.	
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III. AIR QUALITY

a.	NO IMPACT	The two estate single family homes to be developed at the project site are consistent with the forecasts of the 2007 AQMP adopted by the SCAQMD and the number of vehicle trips generated will be below the threshold of 50 trips per peak hour in order to have a significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The two estate single family homes to be developed will not generate a substantial number of additional vehicle trips that would generate a significant increase in emissions that violate any air quality standard or contribute to air quality violations.	
c.	LESS THAN SIGNIFICANT IMPACT	Because the two estate single family homes to be developed would not exceed the growth projections in the AQMP, the project's incremental contribution to cumulative air quality impacts is not cumulatively considerable.	
d.	LESS THAN SIGNIFICANT IMPACT	The two estate single family homes to be developed will not generate sufficient emissions what would have significant effects on air quality that would impact sensitive receptors.	
e.	NO IMPACT	The two estate single family homes to be developed will not generate a significant amount of emissions that would expose sensitive receptors to substantial pollutant concentrations.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The project site was previously developed with a single family home and is not a habitat for a candidate, sensitive or special status species.	
b.	NO IMPACT	The project site was previously developed with a single family house and, except for Stone Canyon Creek, does not contain a riparian habitat or other sensitive natural community on the project site. Stone Canyon Creek will be preserved and not altered by the project.	
c.	NO IMPACT	The project site was previously developed with a single family house and does not contain any wetlands. And Stone Canyon Creek, because it has some rock and concrete work on its bottom, is not a federally protected wetlands as defined by	

Impact?	Explanation	Mitigation Measures
	Section 404 of the Clean Water Act	
d. NO IMPACT	The project site was previously developed with a single family house and lacks native vegetative cover. No wildlife corridors or native wildlife nursery sites are present on the site or in the surrounding neighborhood and , therefore, the the potential for native resident or migratory wildlife species movement through the site is low.	
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site, while mostly vacant, does contain some on-site trees which are locally protected species. Environmental impacts may result from the loss of these trees. Mitigation measures are included to reduce this impact to an insignificant level.	IV-70, IV-80 The mitigation measures will ensure that any protected trees removed will be replaced on a two to one basis and any unprotected trees removed will be replaced as well.
f. NO IMPACT	The project site is not located within a significant ecological area. And there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan in place for the project site.	
V. CULTURAL RESOURCES		
a. NO IMPACT	The project site is vacant with a new estate single family house under construction. It is not listed as a historic resource in the local or State registers or identified as significant in a historic resource survey under CEQA.	
b. NO IMPACT	There are no archaeological resources listed as being on the project site.	
c. NO IMPACT	There are no sediments that might contain paleontological resources on the project site.	
d. NO IMPACT	There are no former cemeterys on the project site and there is no evidence that the project site has been used to dispose of human remains.	
VI. GEOLOGY AND SOILS		
a. LESS THAN SIGNIFICANT IMPACT	The project site is not located in an Alquist Priolo Special Study Zone or in a fault rupture study area.	
b. LESS THAN SIGNIFICANT IMPACT	The project site is not located in an Alquist-Priolo Special Study Zone or in a fault rupture study area and thus is less likely to experience strong seismic ground shaking.	

Impact?	Explanation	Mitigation Measures	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site, being located along Stone Canyon Creek is in an area subject to liquefaction during a major earthquake.	VI-70 The requirement that a geotechnical report be submitted to Building & Safety Department will ensure that the project is properly designed to withstand liquefaction during an earthquake.
d.	LESS THAN SIGNIFICANT IMPACT	The project site is not identified as having a potential for slope instability in the Safety Element of the City of Los Angeles General Plan and is not within a Seismically Induced Landslide Hazard Zone of the California Division of Mines and Geology. However, temporary cut slopes may be subject to sloughing and failure and should be stabilized with temporary shoring.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Soil erosion may take place during grading, excavation and the stockpiling of soils. during construction.	VI-20, VI-30 These mitigation measures will ensure that there is not substantial soil erosion during construction of the project.
f.	LESS THAN SIGNIFICANT IMPACT	Because a house previously occupied the project site, there may be artificial fill of an unknown quality that is not uniformly compacted. A soils/geotechnical report will be required by Building & Safety Department for new construction. The building plans will be required to meet or exceed the recommendations of the soils/geotechnical report. Also, the project does not include the extraction of oil or groundwater from aquifers under the project site. Thus, the potential for subsidence to occur on site is low.	
g.	NO IMPACT	Because a house previously occupied the project site, there may be artificial fill of an unknown quality that is not uniformly compacted. A soils/geotechnical report will be required by Building & Safety Department and building plans will be required to meet or exceed the recommendations of the soils/geotechnical report.	
h.	NO IMPACT	The new houses will be served by the existing sewer lines in the area. No septic tanks will be used by this project.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	LESS THAN SIGNIFICANT IMPACT	The size of the project is below the 50,000 square foot threshold for a significant impact established by the 2008 Green Building Ordinance. The Ordinance requires adherence to the LEED standards for energy conservation and emissions reduction.	

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	Because the size of the project is below the 50,000 square foot threshold for a significant impact established by the Green Building Ordinance, this project is not likely to conflict with any plans, policies or regulations for the reduction of greenhouse gasses.	
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VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	Only small amounts of minor cleaning products, pesticides and herbicides will be used for landscape maintenance and house cleaning, which will not create a significant hazard to the public.	
b.	NO IMPACT	The use of pesticides, herbicides and minor cleaning products for the maintenance of the landscaping and for house cleaning will not create a significant hazard to the public.	
c.	NO IMPACT	The project site is not located within a quarter mile of an existing or proposed school.	
d.	NO IMPACT	The project site is not identified on lists of hazardous materials sites compiled by federal, state or local governments.	
e.	NO IMPACT	The project site is not located within an airport land use plan and it is not located within two miles of a public airport.	
f.	NO IMPACT	The project site is not located in the vicinity of a private airstrip.	
g.	NO IMPACT	The project site is located in an area where adequate circulation and access is provided to facilitate emergency response. The development will comply with applicable fire codes, including proper emergency exits for homeowners and guests. Construction activities will generally be confined to the project site and will be subject to emergency access standards and requirements of the Fire Department, to ensure traffic safety.	
h.	NO IMPACT	The project site is in an estate residential section of Los Angeles that does not have wildland features and is not located immediately adjacent to wildlands that may be subject to fires.	

IX. HYDROLOGY AND WATER QUALITY

a.	NO IMPACT	During rainstorms, project construction must comply with the requirements of the Municipal National Pollutant Discharge Elimination System and must implement grading permit regulations that include compliance with erosion control measures, including grading and dust controls in accordance with Building Code	
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Impact?	Explanation	Mitigation Measures
	Chapter IX.. In addition, approval of an erosion control plan and a Storm Water Pollution Prevention Plan by Building & Safety Department is required. If grading occurs during the rainy season a Wet Weather Erosion Control Plan is required by the Board of Public Works.	
b. NO IMPACT	The project will not significantly cchange ground water recharge conditions. Currently, recharge is extremely limited due to runoff rates and soil conditions. Current flows across the pervious sections of the site do not typically infiltrate to a depth where there is an effect on ground water storage.	
c. NO IMPACT	While Stone Canyon Creek runs through the project site, the project will not be altering the creek.	
d. NO IMPACT	While Stone Canyon Creek runs through the project site, the project will not be altering the creek. In addition, the mitigation measures approved by the Area Planning Commission require that the creek be preserved.	
e. NO IMPACT	The existing project site is bare ground with very little vegetation to absorb and hold back rainwater. While the house and paved areas would bring about runoff, that will be offset in part by the remainder of the project site which will be landscaped, resulting in little net increase in runoff compared to existing condtions.	
f. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Unless mitigated, grading during construction may substantially degrade water quality.	IX-30, IX-40 These mitigation measures will minimize the impacts of construction grading on water quality.
g. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is shown on the maps prepared by the Federally Emergency Management Agency as being within Flood Zone AO which would be subject to a 100 year flood.	IX 0 This mitigation measure will reduce the impacts of a 100 year flood.
h. NO IMPACT	Because the two houses cover only a portion of the project site, they are not likely to be impediments to flood waters during a 100 year flood.	
i. NO IMPACT	While the project site is downstream from Stone Canyon Reservoir, the reservoir has been in place for many years and potential for a failure of the dam is remote.	

Impact?	Explanation	Mitigation Measures
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j.	NO IMPACT	The project site is located seven miles east of the ocean and not in danger from a tsunami. Because it is not located on a body of water it is in danger from a seiche. And the project site is not located in an area with potential mudflows.	
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X. LAND USE AND PLANNING

a.	NO IMPACT	The two single family homes planned for the project site are consistent and compatible with the established estate single family residential land use in the area and will not physically divide the Bel Air community.	
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b.	LESS THAN SIGNIFICANT IMPACT	The two planned estate single family homes are consistent with the Very Low I residential designation on the Bel Air-Beverly Crest Community Plan, with a density of one unit per two acres, and with the RE 20 zone for the property. While the applicant is requesting variances to permit heights of 46 and 47 feet instead of the 36 foot maximum height permitted, this is not a significant impact because the height of the houses themselves is 36 feet with the greater height due to their being measured from the natural rather than the finished grade. In addition, these estate type houses will be on large lots and separated from adjoining homes and other homes in this neighborhood along Stone Canyon Road also have similar or greater height.	
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c.	NO IMPACT	The project site is in a single family residential community. No habitat conservation plan or natural community conservation plan applies to the project site or the surrounding area.	
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XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is not located within a City-designated Mineral Resource Zone where significant mineral deposits are present. Nor is the site classified as a mineral producing area by the California Geological Survey. No mineral extraction operations occur on the site or in the vicinity. Furthermore, the site was previously developed with a single family home.	
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b.	NO IMPACT	The project site is not designated a mineral resource recovery site on the General Plan, a specific plan or other land use plan.	
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XII. NOISE

Impact?	Explanation	Mitigation Measures	
a.	LESS THAN SIGNIFICANT IMPACT	While there will be noise from the equipment when the houses are under construction, the noise is temporary, intermittent and construction is limited to 7:00 am to 9:00 pm on weekdays, 8:00 am to 6:00 pm on Saturdays and at no time on Sundays and holidays by the Municipal Code. Due to lower speeds and traffic volumes on local streets, traffic noise is lower than from freeways.	
b.	NO IMPACT	While construction equipment can create intermittent noise, it is not likely to create vibrations that would affect adjacent properties.	
c.	NO IMPACT	Upon completion of construction, the two single family homes will generate minimal levels of noise, consistent with that of adjacent single family homes.	
d.	LESS THAN SIGNIFICANT IMPACT	While there will be increases in noise during construction, it will be temporary, intermittent and limited to 7:00 am to 9:00 pm on weekdays, 8:00 am to 6:00 pm on Saturdays and at no time on Sundays and holidays by the Municipal Code.	
e.	NO IMPACT	The project site is not located within an airport land use plan or within two miles of a public airport.	
f.	NO IMPACT	The project site is not located in the vicinity of a private airstrip.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	The two single family homes planned for the project site will result in only a slight increase in population in Bel Air and the City of Los Angeles.	
b.	NO IMPACT	The project site is vacant so no residential housing units will be displaced.	
c.	NO IMPACT	The project site is vacant so no people will be displaced.	
XIV. PUBLIC SERVICES			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The two single family homes planned will create an additional demand for fire protection.	XIV-10 This mitigation measure will ensure that building plans are reviewed for fire safety and that safety features are included in the project.
b.	NO IMPACT	The number of additional residents resulting from the two planned houses is modest and will not create a significant demand for additional police protection.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will create an additional demand for schools.	XIV-6D This mitigation measure ensures that fees for the construction and maintenance of schools are paid as part of project approval;

Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The two planned single family homes, along with other individual projects, will result in a cumulative increase in the use of existing neighborhood and regional parks.	This mitigation measure ensures that a fee will be paid to fund the improved maintenance of existing parks and the acquisition of new parks.
e.	NO IMPACT	The two planned houses will not generate a significant increase in the demand for other government services, including roads.	
XV. RECREATION			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The two planned single family homes, along with other projects, will result in a cumulative increase in the use of existing neighborhood and regional parks.	XV-10 The payment of a fee will provide funding for the improved maintenance of existing parks or the acquisition of new parks.
b.	NO IMPACT	The project consists of two single family homes and no recreational facilities are included.	
XVI. TRANSPORTATION/TRAFFIC			
a.	NO IMPACT	The two planned single family homes will result in a slight increase in traffic on Stone Canyon and Bellagio Roads which is not significant.	
b.	NO IMPACT	The two planned single family homes will result in only a slight increase in traffic which will not cause a level of service standard established by a county congestion management agency to be exceeded	
c.	NO IMPACT	The planned two single family homes are not located within an airport land use plan or within two miles of an airport or a private airstrip. And the two single family homes, with their modest height, will not change air traffic patterns.	
d.	NO IMPACT	Access to the project site will be from driveways along Stone Canyon and Ballagio Roads. There will be no alteration of those two roads that would result in sharp curves or dangerous intersections.	
e.	NO IMPACT	Access, both for emergency and non-emergency vehicles, will be maintained from several driveways along Stone Canyon and Bellagio Roads both during and after the end of construction.	
f.	NO IMPACT	Parking for the two planned single family homes will be provided on site in accordance with the requirements of the Zone Code and the Deputy Advisory Agency for subdivision maps.	
XVII. UTILITIES AND SERVICE SYSTEMS			

Impact?	Explanation	Mitigation Measures	
a.	NO IMPACT	The two planned single family homes will generate only a modest increase in sewage flow which will be treated at the Hyperion Plant. The annual increase in wastewater flow to the plant is limited by City ordinance to five mgpd. And the implementation of required water conservation measures will reduce wastewater flows from the two homes.	
b.	NO IMPACT	While the planned two single family homes will generate some additional wastewater flow, existing water and wastewater treatment facilities are adequate to accommodate the demand generated by the project. Thus, this project will not require or result in the construction of new or expanded water and wastewater treatment facilities.	
c.	NO IMPACT	There are existing stormwater drainage facilities along Stone Canyon Road to handle drainage from the project site, which will be similar to the existing site conditions.	
d.	NO IMPACT	The two planned single family homes will connect to the water main along Stone Canyon Road. DWP in its recent water management plan report indicated that there is a sufficient water supply to serve this and other projects. And the project will be required to have water conservation measures to reduce its demand for water.	
e.	NO IMPACT	The two planned single family homes will generate only a modest increase in wastewater which will be treated at the Hyperion plant. The annual increase in wastewater flows to the plant is limited to five mgpd. Adequate capacity will be verified through the permit approval process of obtaining a sewer capacity and connection permit from the City.	
f.	NO IMPACT	The amount of solid waste that will be generated by the two planned single family homes will be modest and not have a significant impact on remaining landfill capacity. And the solid waste generated on site will be collected and transported by a private contractor so there will be no impact on public trash collection services.	
g.	NO IMPACT	With the separation of trash into separate bins for yard trimmings and recyclable materials in addition to regular trash, the two single family homes will be in compliance with the California Integrated Waste Management Act of 1989 and the City's Solid Waste Management Policy	

Impact?	Explanation	Mitigation Measures
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		Plan adopted in 1994, as well as Federal regulations.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	The project site was previously developed with a single family house and is not a habitat for a sensitive plant or animal species. Nor does it contain any wetlands.	
b.	NO IMPACT	The two planned single family homes will have impacts that are very modest and are not cumulatively considerable when combined with other projects in the surrounding area, which is a stable, established single family home neighborhood where the addition of a substantial number of new single family homes is not likely.	
c.	NO IMPACT	Because of their modest impacts, the two planned single family homes will not have substantial adverse effects on human beings.	

**DETERMINATION LETTER
ZA-2012-1402-ZV-ZAA-ZAD
MAILING DATE: 02/04/14**

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