

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

DOCUMENT FILED
 City Clerk's Office
 No: NG-14-302-PC
 Certified by H.V.
 Date: 8-29-14

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CD 4 - TOM LABONGE
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PROJECT TITLE ENV-2014-2105-MND	CASE NO.
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PROJECT LOCATION
1540 N SKYLARK LANE

PROJECT DESCRIPTION
 The proposed project consists of the demolition of an existing 3,126 square foot, 53-year old, single family dwelling and pool; and the construction of a 3,700 square foot single family dwelling, pool, garage, and retaining walls with 5 parking spaces, on a lot with an area of 29,306 square feet. There are 10 existing trees currently on site, 1 will be removed.

As proposed, the project requires an approval of a haul route to permit the importing/exporting of 2,087 cubic yards of soil.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Thomas Dumary III
 10960 Wilshire Blvd., Suite 1510
 Los Angeles, CA 90024

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
NICOLE SANCHEZ	Planning Assistant	(213) 978-3034

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		08/21/14

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)

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- 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-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.
- 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:
 - a. 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:
 - a. 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.
 - b. 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-50. Geotechnical Report

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- 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 though compliance with the following measure(s):
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

VIII-10. Explosion/Release (Existing Toxic/Hazardous Construction Materials)

- Due to the age of the building(s) being demolished, toxic and/or hazardous construction materials may be located in the structure(s). Exposure to such materials during demolition or construction activities could be hazardous to the health of the demolition workers, as well as area residents, employees, and future occupants. However, these impacts can be mitigated to a less than significant level by the following measure:
- **(Asbestos)** Prior to the issuance of any permit for the demolition or alteration of the existing structure(s), the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant indicating that no Asbestos-Containing Materials (ACM) are present in the building. If ACMs are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other applicable State and Federal rules and regulations.
- **(Lead Paint)** Prior to issuance of any permit for the demolition or alteration of the existing structure(s), a lead-based paint survey shall be performed to the written satisfaction of the Department of Building and Safety. Should lead-based paint materials be identified, standard handling and disposal practices shall be implemented pursuant to OSHA regulations.
- **(Polychlorinated Biphenyl – Commercial and Industrial Buildings)** Prior to issuance of a demolition permit, a polychlorinated biphenyl (PCB) abatement contractor shall conduct a survey of the project site to identify and assist with compliance with applicable state and federal rules and regulation governing PCB removal and disposal.

VIII-40. Hillside Construction Staging and Parking Plan

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- 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)

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- 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)

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- 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)

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- 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-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)

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- 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:
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RESPONSIBLE AGENCIES: Department of City Planning

ENVIRONMENTAL CASE: ENV-2014-2105-MND	RELATED CASES:
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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:
CONSTRUCTION OF A NEW SINGLE FAMILY DWELLING WITH POOL, GARAGE, AND RETAINING WALLS. HAUL ROUTE APPROVAL IS NECESSARY FOR THE PROJECT. NO OTHER REQUEST.

ENV PROJECT DESCRIPTION:
The proposed project consists of the demolition of an existing 3,126 square foot, 53-year old, single family dwelling and pool; and the construction of a 3,700 square foot single family dwelling, pool, garage, and retaining walls with 5 parking spaces, on a lot with an area of 29,306 square feet. There are 10 existing trees currently on site, 1 will be removed.

As proposed, the project requires an approval of a haul route to permit the importing/exporting of 2,087 cubic yards of soil.

ENVIRONMENTAL SETTINGS:
The property is a partially graded hillside lot zoned RE15-1-H. It is located approximately 0.5 miles north of Sunset Boulevard and approximately 345 feet east of Doheny Road.

In general, the surrounding properties to the north, southeast, east, and west are composed of similar-sized to larger single-family dwellings on relatively similar too smaller sized lots. To the north of the property is a 4,834 square foot, 54-year old single family dwelling on an 18,063 square foot lot. To the east of the property is a 2,990 square foot, 36-year old single family dwelling on a 13,330 square foot lot. To the southeast of the property is a 4,808 square foot, 47-year old single family dwelling on a 28,823 square foot lot. To the west of the property is a 4,292 square foot, 51-year old single family dwelling on a 13,738 square foot lot.

Skylark Lane is designated a Minor Street, with a roadway width of approximately 26 feet.

The property is within the Hillside Area, Baseline Hillside Ordinance Area, and Very High Fire Hazard Severity Zone.

PROJECT LOCATION:
1540 N SKYLARK LANE

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

Signature

Planning Assistant

Title

(213) 978-3034

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:

Thomas Dumary III

PHONE NUMBER:

(818) 535-4573

APPLICANT ADDRESS:

10960 Wilshire Blvd., Suite 1510
 Los Angeles, CA 90024

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

06/12/2014

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?				✓
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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-2014-2105-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:	TELEPHONE NO.:	DATE:
NICOLE SANCHEZ	Planning Assistant	(213) 978-3034	08/05/2014

Impact?	Explanation	Mitigation Measures
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		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.	LESS THAN SIGNIFICANT IMPACT	The proposed residential project is a single family dwelling, garage, retaining walls, and pool developed on land that is currently occupied by an existing single family dwelling and located in a hillside area of Hollywood. The property is not located in any area identified as potentially containing significant archaeological or paleontological resources; however the construction activities may result in the discovery of new resources. The mitigation measures set forth in Section V of this document will ensure that if any previously unknown archaeological resources are discovered, that such resources will be handled properly and reduce any potential impacts to a level that is less-than-significant. The subject site does not contain any historical or cultural resources in the immediate vicinity; therefore it is unlikely that the proposed project will have impacts on important examples of the major periods of California history.	
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.	

Impact?	Explanation	Mitigation Measures
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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 Skylark Lane.	XVI-30, XVI-50 The applicant is required to implement measures to ensure access through Skylark Lane during construction, including approval of a haul route by the LADBS.
f.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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 a total of 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 project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. The construction of this residential project should not require the construction of new stormwater drainage facilities. The impacts are considered less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. This may result in an increased water supply demand for landscaping.	XVII-10 The project will be required to comply with the city's water management ordinance and landscape ordinance.
e.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, and pool. 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	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing park services.	
e.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project would result in less than significant impacts upon any other public facilities.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	The increased use of parks by this single family residential project will be less than significant.	
b.	NO IMPACT	The demolition of the existing single family dwelling and the construction of this single family 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project will have no lasting impact on the performance of the transportation circulation system.	
b.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project will not conflict with any applicable congestion mitigation plan or standards.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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 Skylark Lane during construction, including approval of a haul route by the LADBS.

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The proposed residential project is not located within an airport land use plan (ZIMAS). No impact would result.	
f.	NO IMPACT	The property is not located within, adjacent to, or within proximity of an airport land use (ZIMAS), therefore no impact would result.	

XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project proposes no use or activity which would result in induced population growth.	
b.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project proposes no use or activity which would result in the displacement of existing housing.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing fire facilities.	
b.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing police services.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing school services.	

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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

a.	NO IMPACT	The property contains no mineral resources of statewide or regional importance, nor does it provide critical access to such resources (ZIMAS, NavigateLA).	
b.	NO IMPACT	The property contains no mineral resources of local importance, nor does it provide critical access to such resources (ZIMAS, NavigateLA).	

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.	LESS THAN SIGNIFICANT 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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 amount of noise-emitting equipment operating at any one time, and the type of construction equipment utilized.

Impact?	Explanation	Mitigation Measures
	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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. These will not significantly alter the drainage pattern of the site or area in a manner which will cause substantial erosion 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. 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 (ZIMAS, NavigateLA).	
h. NO IMPACT	The property is not located in a Flood Zone (ZIMAS, NavigateLA).	
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 (ZIMAS, NavigateLA).	
j. NO IMPACT	The property is not located in an area identified as at-risk for inundation due to seiche, tsunami or mudflow (ZIMAS, NavigateLA).	
X. LAND USE AND PLANNING		

Impact?	Explanation	Mitigation Measures	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The demolition of an existing 53-year old single family dwelling may result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials, including asbestos, into the environment.	VIII-10 The project is required to provide the Department of Building and Safety a letter from a qualified asbestos abatement consultant indicating that no Asbestos Containing Materials (ACM) are present in the building and a lead-based paint survey prior to the issuance of any permit.
c.	NO IMPACT	The demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool may result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials. However, the proposed project is not within the nearby vicinity of schools, therefore there is no impact.	
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 Skylark Lane.	VIII-40 The project will require a construction vehicle and materials staging plan to ensure that emergency access through Skylark Lane 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool. These will somewhat decrease stormwater infiltration into groundwater aquifers. However, the property is not located in a	

Impact?	Explanation	Mitigation Measures
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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. However, these impacts can be mitigated to a less than significant level by complying with the requirements of the Geology and Soils Report Approval Letter issued by LADBS dated March 25, 2014.	VI-50 The project is required to observe and comply with site-specific engineering requirements for the site and project, as contained in a Geology and Soils report approval letter issued by the LADBS, dated March 25, 2014.
g.	LESS THAN SIGNIFICANT IMPACT	Expansive soils are primarily composed of clays, which increase in volume when water is absorbed and shrink when dry. The project would be required to adhere to the international building code and the California building code, which include structural and materials standards as well as foundation design requirements based upon onsite soil conditions that would mitigate effects on adverse soil conditions.	
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 the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool 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 demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool do not involve the routine transport, use or disposal of hazardous materials.	
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Impact?	Explanation	Mitigation Measures
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		<p>Department of Building and Safety. The above combined with the following mitigation measures will reduce potential impacts to a less than significant level.</p>	
b.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The property is located within the Hollywood Fault Zone, which is in the Transverse Ranges and Los Angeles Basin with a Fault Type B, but is not located in the Alquist-Priolo Fault Zone (ZIMAS). Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBD) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. The above combined with the following mitigation measures will reduce potential impacts to a less than significant level.</p>	<p>VI-10, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less than significant level.</p>
c.	<p>LESS THAN SIGNIFICANT IMPACT</p>	<p>The subject site is not identified as being located in a liquefaction zone (ZIMAS) by the City of Los Angeles; therefore, the impacts due to potential liquefaction would be less than significant.</p>	
d.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The subject site is located in a landslide zone (ZIMAS) as identified by the City of Los Angeles; however, the potential impacts due to landslides will be reduced to a less than significant level with the incorporation of the following mitigation measures.</p>	<p>VI-60</p>
e.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The proposed project will import/export 2,087 cubic yards of dirt. Proper grading practices during the construction phases must be adhered to in accordance with City regulations in order to avoid substantial soil erosion or the loss of topsoil. 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 erosion control measures being proposed.</p>	<p>VI-20 Short term erosion impacts may result from the construction for the proposed project. However, these impacts can be mitigated to a less than significant level by the erosion control measures being proposed.</p>

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The subject site is currently occupied by a single family dwelling built in 1961. However, the building is not designated as a historic resource or historic/cultural monument. The building lacks features that would qualify as examples of an architectural style significant in Los Angeles, and hence is not eligible for listing as a historic resource. Additionally, the subject site is not identified as being a site or an area of historical significance. Therefore, impacts to historic resources are less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located in any area identified as potentially containing significant archaeological resources. Nonetheless, new construction activity 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. Nonetheless, new construction activity 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 the 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. 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 within the Hollywood Fault Zone, which is in the Transverse Ranges and Los Angeles Basin with a Fault Type B, but is not located in the Alquist-Priolo Fault Zone (ZIMAS). Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBD) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles	VI-10, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less than significant level.
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project does not propose to deviate from any requirements of the Southern California Air Quality Management Plan (AQMP) which establishes rules and regulations enforcing Federal and State air quality standards.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, garage, retaining walls, and pool 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, basement, and pool.	III-10 Impacts upon air pollution are required to be mitigated during demolition, grading and construction activities.

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject site contains a single family dwelling with minimal vegetation. Development of the project site will most likely not have an 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.	NO IMPACT	The property contains no riparian or other sensitive natural habitats.	
c.	NO IMPACT	The property contains no wetland areas, nor will the project result in any secondary impacts on wetland areas (ZIMAS).	
d.	NO IMPACT	The property is not situated near open space areas. Therefore, there will be no impact on migratory birds and other fauna which may move through this area.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property currently contains 10 non-protected trees, 1 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

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 single family dwelling, garage, retaining walls, and pool 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	<p>The project proposes a larger single-family dwelling than what presently exists on the site; therefore, the project may result in increased nighttime light due to outdoor lighting, architectural finishes or glass.</p> <p>I-30, I-120, I-130 Outdoor light sources are required to be shielded from view; non-reflective and non-glare architectural materials and finishes are required to be utilized.</p>
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The property is not designated on any map as protected farmland (ZIMAS), therefore there would be no impact.
b.	NO IMPACT	The property is not zoned for agricultural use (ZIMAS), 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 (ZIMAS).
d.	NO IMPACT	The property is zoned and utilized for residential use (ZIMAS); 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 of 166 residential units for significant impact on the implementation of an air quality plan, according to Exhibit B.2-1 of the Los Angeles CEQA Threshold Guide.

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

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

GEOLOGY AND SOILS REPORT APPROVAL LETTER

March 25, 2014

LOG # 83458
SOILS/GEOLOGY FILE - 2
LAN

1540 Skylark Property
190 S. Glassell Street, # 203
Orange, CA 92866

TRACT: 10416
LOT(S): 2
LOCATION: 1540 N. Skylark Lane

ENV 2014-21
ENV 2014-2105

<u>CURRENT REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Geology/Soils Report Oversized Doc(s).	IC 13118-1 "	10/16/2013 "	Irvine Geotechnical "
Laboratory Test Report	SL13.1508	09/24/2013	Soil Labworks LLC
<u>PREVIOUS REFERENCE</u> <u>REPORT/LETTER(S)</u>	<u>REPORT</u> <u>NO.</u>	<u>DATE(S) OF</u> <u>DOCUMENT</u>	<u>PREPARED BY</u>
Dept. Approval Letter Geology/ Soils Report	54684 GH12538-G	10/24/2006 06/29/2006	LADBS Grover Hollingsworth

The Grading Division of the Department of Building and Safety has reviewed the current referenced report providing recommendations for the proposed construction of a new single-family residence with a partial basement, and retaining walls up to 12 feet high. Cross sections show 2 stories of above a basement level under most of the proposed residence. The Department previously reviewed and conditionally approved the 06/29/2006 report by Grover Hollingsworth for the construction of swimming pool, a pool deck and associated retaining walls up to 10 feet high in a letter dated 10/24/2006, Log #54684. According to the current report, except for the existing pool and spa, the existing construction is to be removed.

According to the report, the site is underlain by undocumented fill, soil and granite bedrock. It is recommended that the proposed structures be supported on foundations bearing in competent bedrock.

Engineering analyses provided by Irvine Geotechnical is based on laboratory testing performed by Soil Labworks LLC. Irvine Geotechnical is accepting responsibility for use of the data in accordance

to Code section 91.7008.5 of LABC. Irvine Geotechnical also indicates that they have reviewed and concurs with the previous reports prepared by Grover Hollingsworth and accept responsibility for use of the data.

The site is located in a designated seismically induced landslide hazard zone as shown on the "Seismic Hazard Zones" map issued by the State of California. The above reports include an acceptable seismic slope stability analysis and the Code requirements for evaluation of seismically induced landslide hazards have been satisfied.

The current report is acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parenthesis () refer to applicable sections of the 2011 City of LA Building Code. P/BC numbers refer the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

1. Where any excavation would remove lateral support (as defined in 3307.3.1) from a public way, adjacent property or structure, unshored excavations are not allowed and a supplemental report shall be submitted to the Grading Division of the Department containing recommendations for shoring or A-B-C slot-cutting. Report shall include a plot plan and cross-section(s) showing the construction type, number of stories, and location of adjacent structures, and analysis incorporating all surcharge loads that demonstrate an acceptable factor of safety against failure. (7006.2 & 3307.3.2)
2. Conformance with the Zoning Code Section 12.21.C8, which limits the heights and number of retaining walls, will be determined during structural plan check.
3. The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans which clearly indicates that the geologist and soils engineer have reviewed the plans prepared by the design engineer and that the plans include the recommendations contained in their reports. (7006.1)
4. All recommendations of the reports which are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
5. A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans. Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit. (7006.1)
6. A grading permit shall be obtained for all structural fill and retaining wall backfill. (106.1.2)
7. All new graded slopes shall be no steeper than 2:1 (7010.2 & 7011.2).
8. Existing fill on the slopes shall be removed and/or trimmed to a slope gradient of no steeper than 2:1, as recommended on page 13 of the current report.
9. All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.005 millimeters is used for fill, it shall be compacted to a

minimum of 95 percent relative compaction based on maximum dry density (D1556). Placement of gravel in lieu of compacted fill is allowed only if complying with Section 91.7011.3 of the Code. (7011.3)

10. Existing uncertified fill shall not be used for support of footings, concrete slabs or new fill. (1809.2 & 7011.3)
11. All graded, brushed or bare slopes shall be planted in conformance with Code Section 7012.
12. Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction. (7013.12)
13. Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, B-Permit Section, for any grading work in excess of 200 cu yd. (7007.1)
201 N. Figueroa Street Room 770, LA (213) 977-6063
14. All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored. (7005.3)
15. The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the State Construction Safety Orders enforced by the State Division of Industrial Safety. (3301.1)
16. Construction of trenches or excavations which are 5 feet or deeper and into which a person is required to descend requires a permit from the State Division of Industrial Safety prior to obtaining a grading permit. (3301.1)
17. Prior to the issuance of any permit which authorizes an excavation where the excavation is to be of a greater depth than are the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation. (3307.1)
18. Unsurcharged temporary excavations in bedrock may be cut vertical up to 11 feet. For excavations over 11 feet, the lower 11 feet in bedrock may be cut vertically and the portion of the excavation above 11 feet and all excavation in fill and soil shall be trimmed back at a gradient not exceeding 1:1 (horizontal to vertical), as recommended.
19. All foundations shall be founded in competent bedrock, as recommended and approved by inspection by the geologist and soil engineer.
20. Frictional and passive resistance of end bearing foundations may be combined, provided the passive bearing resistance does not exceed two-thirds of the allowable passive bearing.
21. Foundations adjacent to a descending slope steeper than 3:1 in gradient shall be a minimum distance of one-third the vertical height of the slope but need not exceed 40 feet measured horizontally from the foundation bottom to the face of the bedrock slope. (1808.7.2)


22. Buildings adjacent to ascending slopes shall be set back from the toe of the slope a level distance equal to one half the vertical height of the slope, but need not exceed 15 feet in accordance with Code Section 1808.7.1.
23. Pile caisson and/or isolated foundation ties are required by Code Sections 1809.13 and/or 1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin P/BC 2002-30.
24. Pile and/or caisson shafts shall be designed for a lateral load due to creep of 1000 pounds per linear foot of shaft exposed to uncertified fill, and soil over bedrock. (P/BC 2011-050)
25. Building slabs-on-grade shall be placed on undisturbed competent bedrock or on approved compacted fill placed on competent bedrock. Slabs shall be at least 4 inches thick and shall be reinforced with ½-inch diameter (#4) reinforcing bars spaced maximum of 16 inches on center each way, as recommended.
26. The Site Class per the 2011 LABC is C. Plan checker shall determine that design spectral response acceleration parameters utilized are determined in conformance with Department requirements.
27. Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Retaining Walls" starting on page 17 of the current referenced report. All surcharge loads shall be included into the design.
28. Retaining walls supporting ascending slopes shall be provided with a minimum freeboard of 12 inches, as recommended.
29. The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
30. All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted to the street in an acceptable manner and in a non-erosive device. (7013.11)
31. All retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall, as recommended. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soil report shall be incorporated into the foundation plan which shall be reviewed and approved by the soils engineer of record. (1610.1)
32. Prefabricated drainage composites (Miradrain) (Geotextiles) may be only used in addition to traditionally accepted methods of draining retained earth.
33. Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading/building inspector. (7008.2 & 108.9)
34. Basement walls and floors shall be waterproofed/dampproofed with an L.A. City approved "Below-grade" waterproofing/dampproofing material with a research report number. (1703)


35. Where no hydrostatic pressure will occur, basement walls and floor slabs-on-grade shall be dampproofed (1805.2).
36. The dwelling shall be connected to the public sewer system. (P/BC 2008-27)

All roof and pad drainage shall be conducted to the street in an acceptable manner. (7013.10)
37. Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
38. Prior to excavation, an initial inspection shall be called with LADBS Inspector at which time sequence of shoring, protection fences and dust and traffic control will be scheduled.
39. The geologist and soil engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading. (7008.3 & 7008.2)
40. Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to utilization in the field. (7008.3 & 7008.2)
41. Both the geologist and the soils engineer shall inspect and approve all fill and subdrain placement areas prior to placing fill. (7008.2, 7008.3 and 7011.3)
42. A registered grading deputy inspector approved by and responsible to the soils engineer shall be required to provide continuous inspection for the proposed slot cutting, underpinning, shoring, tie-back, and/or buttress. (1704.7)
43. A registered grading deputy inspector approved by and responsible to the soils engineer shall be required to provide continuous inspection for the proposed pile installation. (1704.7)
44. All friction pile or caisson drilling and installation shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent bedrock in a written field memorandum. (1803.5.5, 1704.9)
45. Prior to the pouring of concrete, a representative of the geologist and soils engineer shall inspect and approve the footing excavations. They shall post a notice on the job site for the LADBS Building Inspector and the Contractor stating that the work so inspected meets the conditions of the report, but that no concrete shall be poured until the City Building Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
46. Prior to the placing of compacted fill, a representative of the geologist and soils engineer shall inspect and approve the bottom excavations. They shall post a notice on the job site for the City Grading Inspector and the Contractor stating that the earth materials inspected meets the conditions of the report(s), but that no fill shall be placed until the LADBS Grading Inspector has also inspected and approved the bottom excavations. A written certification

to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included. (7011.3)

47. No slabs-on-grade supported in new compacted fill shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.


NEGASTI GIRMAY
Engineering Geologist Associate II
Engineering Geologist III


CURTIS DIETZ
Geotechnical Engineer I

Log No. 83458
(213) 482-0480

cc: Steven Somers, Applicant
Irvine Geotechnical, Project Consultant
Soil Labworks LLC, Project Consultant
LA District Office