

filed 1/17/14

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

**LEAD CITY AGENCY**  
City of Los Angeles

**COUNCIL DISTRICT**  
CD 5 - PAUL KORETZ

**PROJECT TITLE**  
ENV-2013-3734-MND

**CASE NO.**  
VTT-72465-SL, ZA-2013-3735-ZAA

**PROJECT LOCATION**  
11767 EAST BELLAGIO ROAD, BEL AIR-BEVERLY CREST, 90049

**PROJECT DESCRIPTION**  
The proposed project involves the demolition of an existing one-story single-family dwelling in conjunction with the construction of six new for-sale single-family dwellings on a 7,853 net square-foot (0.18 acres) lot in the Bel Air-Beverly Crest neighborhood of Los Angeles. The proposed dwellings will be three stories within a maximum height of 41 feet and will range in size from 2,250 to 2,541 square feet of floor area and will be comprised of three-bedroom configurations atop a private two-car garage. Each lot is on average 1,300 square feet. The new development will total approximately 14,442 square feet of living area and will provide 12 parking spaces within private garages in the [Q]RD1.5-1VL Zone.

Requested entitlements include: the subdivision of land through a Vesting Tentative Tract Map process creating six ground lots (Lots 1 through 6) containing six single-family dwellings; a Zone Variance to allow zero square feet of open space in lieu of the required 1,050 square feet (175 square feet per unit) in the [Q]RD1.5-1VL Zone; and Zoning Administrator's Adjustments to permit: (a) a 5-foot front yard setback in lieu of the required 15-foot setback on Lot 5, (b) a zero-foot side yard in lieu of the required four feet for all interior side yards, (c) a zero-foot rear yard setback in lieu of the required 15 feet, (d) no building separation among the single-family dwellings in lieu of the required 12 feet, and (e) varying reduced passageways between Lots 1 and 6 and between Lots 2 and 5 in lieu of the required 12 feet.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Steve Nazemi (Representative) DHS & Associates Inc.  
275 Centennial Way, Suite 205  
Tustin, CA 92780

**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
	City Planning Assistant	(213) 978-0092

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		02/24/2014

**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-110. Aesthetics (Signage on Construction Barriers)**

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

**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.

**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-20. Habitat Modification (Nesting Native Birds, Non-Hillside or Urban Areas)**

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



- Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from March 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86).
- If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:
- Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within properties adjacent to the project site, as access to adjacent areas allows. The surveys shall be conducted by a qualified biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.
- If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species until August 31.
- Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.
- The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.

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

- Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:
- Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.
- All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net, new trees, located within the parkway of the adjacent public right(s)-of-way, may be counted toward replacement tree requirements.
- Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.
- If trees are removed from the site, replacement trees shall be at least 15-gallon-sized per the Tree Report prepared on August 28, 2013 by Shelley Sparks, RLA.

**VI-10. Seismic**

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

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

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:

- a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

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

- Environmental impacts may result from the visual alteration of natural landforms due to grading. However, this impact will be mitigated to a less than significant level by the following measures:
- The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.
- Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

**VI-50. Geotechnical Report**

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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-70. Liquefaction Area**

- Environmental impacts may result due to the proposed project's location in an area with liquefaction potential. However, these potential impacts will be mitigated to a less than significant level by the following measures:
- 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.

**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.

**X-60. Land Use/Planning**

- The project will result in land use and/or planning impact(s). However, the impact(s) can be reduced to a less than significant level through compliance with the following measure(s):
- An air filtration system shall be installed and maintained with filters meeting or exceeding the ASHRAE Standard 52.2 Minimum Efficiency Reporting Value (MERV) of 11, to the satisfaction of the Department of Building and Safety.

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

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XII-180. Increased Noise Levels (Residential within 500 feet of Freeway)**

- Environmental impacts to proposed residential uses from higher ambient noise levels due to being located in close proximity to a freeway. However, this impact can be reduced to a less than significant level by the following measures:
- Wall and roof-ceiling assemblies making up the building envelope shall have an STC of at least 50, and exterior windows shall have a minimum STC of 30, as determined in accordance with ASTM E90 and ASTM E413, or any amendment thereto.

**XIV-10. Public Services (Fire)**

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

**XIV-20. Public Services (Police – Demolition/Construction Sites)**

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- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**XIV-60. Public Services (Schools)**

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

**XIV-90. Public Services**

- The project will result in impacts to public services. However, the impact can be reduced to a less than significant level though compliance with the following measure(s):
- The project will result in impacts to public services. However, the impact can be reduced to a less than significant level though compliance with the following measure(s): See Measure XV-10

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

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

**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.
- **(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-40. Safety Hazards**

- Environmental impacts may result from project implementation due to hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses. However, the potential impacts can be mitigated to a less than significant level by the following measure:
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall submit a parking and driveway plan that incorporates design features that reduce accidents, to the Bureau of Engineering and the Department of Transportation for approval.

**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

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

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

**XVII-40. Utilities (Local Water Supplies - New Residential)**

- 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:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

**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:
- **(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.



**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)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 5 - PAUL KORETZ	<b>DATE:</b>
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**RESPONSIBLE AGENCIES:** Department of City Planning

<b>ENVIRONMENTAL CASE:</b> ENV-2013-3734-MND	<b>RELATED CASES:</b> VTT-72465-SL, ZA-2013-3735-ZAA
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<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions
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**PROJECT DESCRIPTION:**  
TENTATIVE TRACT MAP

**ENV PROJECT DESCRIPTION:**  
The proposed project involves the demolition of an existing one-story single-family dwelling in conjunction with the construction of six new for-sale single-family dwellings on a 7,853 net square-foot (0.18 acres) lot in the Bel Air-Beverly Crest neighborhood of Los Angeles. The proposed dwellings will be three stories within a maximum height of 41 feet and will range in size from 2,250 to 2,541 square feet of floor area and will be comprised of three-bedroom configurations atop a private two-car garage. Each lot is on average 1,300 square feet. The new development will total approximately 14,442 square feet of living area and will provide 12 parking spaces within private garages in the [Q]RD1.5-1VL Zone.

Requested entitlements include: the subdivision of land through a Vesting Tentative Tract Map process creating six ground lots (Lots 1 through 6) containing six single-family dwellings; a Zone Variance to allow zero square feet of open space in lieu of the required 1,050 square feet (175 square feet per unit) in the [Q]RD1.5-1VL Zone; and Zoning Administrator's Adjustments to permit: (a) a 5-foot front yard setback in lieu of the required 15-foot setback on Lot 5, (b) a zero-foot side yard in lieu of the required four feet for all interior side yards, (c) a zero-foot rear yard setback in lieu of the required 15 feet, (d) no building separation among the single-family dwellings in lieu of the required 12 feet, and (e) varying reduced passageways between Lots 1 and 6 and between Lots 2 and 5 in lieu of the required 12 feet.

**ENVIRONMENTAL SETTINGS:**  
The project site is an irregularly shaped 7,853 square-foot corner lot located on the easterly side of East Bellagio Road and on the southerly side of a public alleyway in the [Q]RD1.5-1VL Zone. The site is currently developed with a one-story 2,597 square-foot single-family dwelling. Vehicular access to the existing home is via the public alleyway that runs along the northeasterly side and rear of the property. The existing dwelling unit, constructed in 1953, will be demolished prior to construction of the six proposed homes. Staff contacted the Office of Historic Resources (OHR) regarding the proposed plans to demolish the existing one-story single-family home. Based on reviewing photographs and background material, the OHR has determined that the existing structure on the site is not eligible for historic designation.

The Bel Air-Beverly Crest Community Plan designates the site for Medium Multiple Family land uses, corresponding to the R3 Zone. The site is not under the jurisdiction of any Specific Plans, Overlay Districts or Interim Control Ordinances but is located within the Freeway Adjacent Advisory Notice for Sensitive Uses (ZI-2427). The project is 1.50 kilometers from the Santa Monica Fault and is within the 1,010' Height Limit Above Elevation 747, a Very High Fire Hazard Severity Zone, Bureau of Engineering's Special Grading Area, and is within a Hillside Area.

The general character of the area between Moraga Drive to the south and the public alleyway to the north includes a mix of residential, commercial, and office uses including one- to three-story apartment buildings and one-story single-family houses. Properties to the north, across the alley, are zoned RE9-1 and are developed with one- and two-story single-family homes. Properties to the east are zoned RE15-1 and are developed with single-family hillside dwellings. Properties to the south, across East Bellagio Road, are zoned R1-1 and [Q]R3-1VL and are developed with one-story single-family dwellings and a three-story multi-family development further southwest. Properties to the west are zoned RE9-1 and [Q]PF-1XL and are developed with single-family homes and the 405 Freeway further west.



<b>PROJECT LOCATION:</b> 11767 EAST BELLAGIO ROAD, BEL AIR-BEVERLY CREST, 90049		
<b>COMMUNITY PLAN AREA:</b> BEL AIR - BEVERLY CREST <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> WEST LOS ANGELES	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> BEL AIR - BEVERLY CREST
<b>EXISTING ZONING:</b> [Q]RD1.5-1VL	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 6.52 units (inclgd half of alleyway)	LA River Adjacent: NO
<b>GENERAL PLAN LAND USE:</b> MEDIUM RESIDENTIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 9.84	
	<b>PROPOSED PROJECT DENSITY:</b> 6 units	

## 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.

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City Planning Assistant

(213) 978-0092

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Signature

Title

Phone

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### 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 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 type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

Steve Nazemi (Representative)  
DHS & Associates Inc.

**PHONE NUMBER:**

(714) 665-6569

**APPLICANT ADDRESS:**

275 Centennial Way, Suite 205  
Tustin, CA 92780

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**DATE SUBMITTED:**

11/20/2013

**PROPOSAL NAME (if Applicable):**



Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
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?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
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?			✓
<b>III. AIR QUALITY</b>				
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?		✓	
<b>IV. BIOLOGICAL RESOURCES</b>				
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?			✓
<b>V. CULTURAL RESOURCES</b>				

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?		✓		
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
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?				✓
<b>X. LAND USE AND PLANNING</b>					
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?			✓	
<b>XI. MINERAL RESOURCES</b>					
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?				✓
<b>XII. NOISE</b>					
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-2013-3734-MND** and the associated case(s), **VTT-72465-SL, ZA-2013-3735-ZAA**. 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/](http://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".

<b>PREPARED BY:</b>	<b>TITLE:</b> City Planning Assistant	<b>TELEPHONE NO.:</b> (213) 978-0092	<b>DATE:</b> 01/13/2014
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Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	NO IMPACT	The project site is not located within or near any known scenic vista. No impact is anticipated.
b.	NO IMPACT	The project site is in a developed urban area and is not located on a scenic highway or near any known scenic resources. No impact is anticipated.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project has the potential to degrade the existing visual character or quality of the site if it is not properly landscaped and maintained free of trash, graffiti and other forms of vandalism. Mitigation measures have been included to ensure visual surroundings are not negatively impacted during and post construction, which will reduce any impacts to a less than significant level.</p>
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project has the potential to affect surrounding residential properties by creating new sources of light, but the Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.</p>
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned RD1.5-1VL. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.
b.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned RD1.5-1VL. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.
c.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned RD1.5-1VL. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned RD1.5-1VL. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	
e.	NO IMPACT	The project site is located in a developed urban area, is not used for agricultural uses and is zoned RD1.5-1VL. There is no farmland or agricultural or forest uses on or in proximity to the site. No impact will occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The project will not conflict with or obstruct any air quality plan. The project has the potential to contribute to a reduction in air quality by generating additional trips to the site; however, it does not reach the established threshold of potential significance for air quality per the SCAQMD. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project will not violate any air quality standard, nor will it contribute to an existing air quality violation. The impacts are expected to be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	With a net increase of six residential units, the proposed project will not result in a cumulatively considerable increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard. Less than significant impact.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<b>Sensitive receptors may be exposed to air pollution during construction. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.</b>	<b>III-10 These measures will ensure that the negative impacts associated with construction activities are mitigated to a less than significant impact.</b>
e.	LESS THAN SIGNIFICANT IMPACT	No objectionable odors are anticipated to result from the residential project. Construction activities may produce an insignificant amount of odor. The project will result in a less than significant impact.	

### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	Several on-site trees are planned for removal; however, the proposed project location was not identified as containing candidate, sensitive, or a special status species per the California Department of Fish and Game. Less than significant impact.	
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Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The subject property is not located in the immediate vicinity of any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service and, as such, is not anticipated to create any adverse impacts.	
c.	NO IMPACT	The proposed project is not located on or in the immediate vicinity of any wetlands. No impact will occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to disrupt a native resident or migratory species with the removal of several on-site, non-protected trees. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	IV-20 These measures will ensure that the negative impacts associated with interference of any native resident or migratory fish or wildlife species are mitigated to a less than significant impact.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to disrupt any protected biological resources during construction. However, the mitigation measures will reduce any impacts to a less than significant level.	IV-70 These measures will ensure that the negative impacts associated with local polices/ordinances protecting biological resources are mitigated to a less than significant impact.
f.	NO IMPACT	The project site is not located in or near the area of an adopted Habitat Conservation Plan or other approved habitat conservation plan. No impact will result.	
<b>V. CULTURAL RESOURCES</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The subject site does not contain any historical resources. While the existing building was constructed in 1953 the Office of Historic Resources has determined, based on reviewing photographs and background materials for the existing properties on the project site, that the structures are not eligible historic resources. Impacts of demolishing the existing structures on the site will be less than significant.	
b.	NO IMPACT	The site location is not listed as having potential archaeological resources. In any event, the applicant shall abide by current law if such resources are discovered during grading or construction.	
c.	NO IMPACT	The site location is not listed as having potential paleontological resources. In any event, the applicant shall abide by current law if such resources are discovered during grading or construction.	

Impact?	Explanation	Mitigation Measures
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d.	NO IMPACT	The site location is not listed as having potential human remains on-site. In any event, the applicant shall abide by current law if such remains are discovered during grading or construction.	
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**VI. GEOLOGY AND SOILS**

a.	LESS THAN SIGNIFICANT IMPACT	The site is not located in an Alquist-Priolo Earthquake Fault Zone, and it is 1.50 kilometers from the nearest fault. All structures will be required to meet the City's Seismic Safety standards. Therefore, impacts will be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site may be subject to strong ground shaking as it is 1.5 km. from a known fault. However, the mitigation measure imposed will require any new construction to meet the city's seismic safety standards, which will reduce impacts to a less than significant level.	VI-10 These measures will ensure that the negative impacts associated with exposing people or structures to potential substantial adverse effects related to strong seismic ground shaking are reduced to a level that are less than significant.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is identified as being located in a liquefaction zone. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	VI-70 These measures will ensure that the negative impacts associated with liquefaction are reduced to a level that are less than significant.
d.	NO IMPACT	The project site is not located in a landslide prone area. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project could result in soil erosion or loss of topsoil during construction. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	VI-20, VI-30 These measures will ensure that the negative impacts associated with erosion or loss of topsoil are reduced to a level that are less than significant.
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is identified as being located in a liquefaction zone and a Bureau of Engineering Special Grading Area. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	VI-50, VI-70 These measures will ensure that the negative impacts associated with liquefaction are reduced to a level that are less than significant.
g.	NO IMPACT	The project site is not located in an area known to have expansive soils. No impact will result.	
h.	NO IMPACT	No septic tanks or alternative waste disposal systems are proposed. The project will be served by the City's sewer system. No impact will result.	

**VII. GREEN HOUSE GAS EMISSIONS**



Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels by 2020. The construction of the proposed housing has the potential to directly and indirectly generate additional greenhouse gas emissions. The proposed project's incremental contribution to a wider cumulative effect of increased greenhouse gas emissions will not be determined considerable with the adoption of the attached mitigation measures.</p>	<p>VII-10 These measures will ensure that the negative impacts associated with Greenhouse Gas Emissions are reduced to a level that are less than significant.</p>
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. A project's consistency with the implementing programs and regulations to achieve the statewide greenhouse gas emission reduction goals established under AB32 cannot be evaluated explicitly because they are still under development. However, the State of California has required that GHG emissions be reduced to 1990 levels by 2020. The construction of the proposed housing has the potential to directly and indirectly generate additional greenhouse gas emissions. The proposed project's incremental contribution to a wider cumulative effect of increased greenhouse gas emissions will not be determined considerable with the adoption of the attached mitigation measures.</p>	<p>VII-10 These measures will ensure that the negative impacts associated with Greenhouse Gas Emissions are reduced to a level that are less than significant.</p>

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	No hazardous materials are proposed to be routinely transported, used, or disposed of as a part of the project once construction has been completed. No impact will occur.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the demolition of residential units that may contain lead and/or asbestos. Mitigation measures will reduce any impacts related to the removal of such materials to a less than significant level.	VIII-10 These measures will ensure that the negative impacts associated with construction activities are reduced to a level that are less than significant.
c.	NO IMPACT	The project is not located within one-quarter mile of an existing or proposed school. No impact.	
d.	NO IMPACT	The project site is not included on a list of known hazardous materials sites. No impact will result.	
e.	NO IMPACT	The site is not located within an airport land use plan. No impact.	
f.	NO IMPACT	The site is not located near a private airstrip. No impact.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will not impair the implementation of or interfere with an emergency response or evacuation plan. Construction plans will be reviewed by Building and Safety as well as the Fire Department. Mitigation measures have been incorporated to ensure that construction and staging best practices are followed. Impacts will be reduced to a less than significant level.	VIII-40 These measures will ensure that construction staging and parking plan conform with construction best practices.
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located with a Very High Fire Hazard Severity Zone. Mitigation measures have been included to ensure that all residents have a plan for evacuation in the event of a fire.	VIII-70 These measures will ensure that the negative impacts associated with the project's location within a Very High Fire Hazard Severity Zone are reduced to a level that are less than significant.

#### IX. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	With the incorporation of below referenced mitigation measures, the proposed project is not anticipated to violate any water quality standards or waste discharge requirements.	
b.	LESS THAN SIGNIFICANT IMPACT	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	



Impact?	Explanation	Mitigation Measures
c.	LESS THAN SIGNIFICANT IMPACT	
	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
	While the project is not anticipated to violate any water quality or waste discharge requirements, it may generate polluted runoff during its construction phase. However, the project will be required to comply with L.A.M.C. Section 64.70, which will reduce any impacts to a less than significant level.	
	NO IMPACT	The proposed project is within an urbanized area; the project results in no impact otherwise adversely affecting water quality. No impact will occur.
	NO IMPACT	The property is not located in a flood zone. No impact would result.
	NO IMPACT	The property is not located in a flood zone. No impact would result.
	NO IMPACT	The property is not located in a potential dam inundation zone. No impact will occur.
	NO IMPACT	The property is not located in an inundation zone for seiches, tsunamis, or mudflow. No new impacts.

**X. LAND USE AND PLANNING**

a.	NO IMPACT	The proposed project will not divide an established community. No impact.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is in request of a Tentative Tract map for the new construction of six, freestanding, single-family units. The project is additionally in request of a Zoning Administrator's Adjustment for reduced passageways, yard setbacks, and building separations and a Zone Variance for zero open space in lieu of the required 125 feet. The project is within 1,000 feet of a freeway and therefore must conform with local policies regarding filtration. Mitigation	X-60 The project is located within 1,000 feet of a freeway. These measures will ensure that impacts related to unhealthy air within the six homes are reduced to a less than significant level.

Impact?	Explanation	Mitigation Measures
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		Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	No impacts to any applicable habitat conservation plan or natural community conservation plan anticipated. Project is located in an urbanized area. No impact will occur.	

**XI. MINERAL RESOURCES**

a.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to occur.	
b.	NO IMPACT	The site is not located in a known area of mineral resources. No impact is expected to occur.	

**XII. NOISE**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive noise is anticipated to be created only during the construction phase of the project. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	XII-20, XII-180 These measures will ensure that the negative impacts associated with construction activities are reduced to a level that are less than significant.
b.	NO IMPACT	Following construction, the project should not result in the generation of groundborne vibration or groundborne noise levels. No impact will occur.	
c.	NO IMPACT	Following construction, the project should not result in a substantial permanent increase in noise beyond what presently exists in the vicinity.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Excessive noise is anticipated to be created only during the construction phase of the project. Mitigation Measures have been incorporated to ensure that impacts are reduced to a less than significant level.	XII-20 These measures will ensure that the negative impacts associated with construction activities are reduced to a level that are less than significant.
e.	NO IMPACT	The project is not located within an airport land use plan. No impact.	
f.	NO IMPACT	The project is not located in a private airstrip. No impact.	

**XIII. POPULATION AND HOUSING**

a.	LESS THAN SIGNIFICANT IMPACT	The net increase of six new residential units is proposed; however, the project does not reach a threshold to require mitigation measures. Less than significant impact.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed demolition of a single-family dwelling unit does not meet the threshold of a loss of one-half block of habitable housing units and is, therefore, the impact will not be significant.	



Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	No significant impact is anticipated because the project will comply with LAMC Section 64.70, the City's stormwater ordinance.	
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**XIV. PUBLIC SERVICES**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	In relation to the request for a reduced passageway, measures have been included to reduce impacts as related to emergency access and the Los Angeles Fire Department.	XIV-10 These measures will ensure that the negative impacts associated with fire protection are reduced to a level that are less than significant.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Mitigation measures have been incorporated to reduce the security and crime impacts to a less than significant level during the construction period.	XIV-20 These measures will ensure that the negative impacts associated with police protection during construction activities are reduced to a level that are less than significant.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project shall pay the appropriate school fees to mitigate the potential for increased enrollment in local schools. Impacts will be mitigated to a less than significant level.	XIV-60 These measures will ensure that the negative impacts associated with school funding are reduced to a level that are less than significant.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project might create an impact on existing park resources. The applicant will be required to pay Recreation and Park Fees as a mitigation measure. Impacts will be mitigated to a less than significant level.	XIV-90 These measures will ensure that the negative impacts associated with park funding are reduced to a level that are less than significant.
e.	LESS THAN SIGNIFICANT IMPACT	No impacts to governmental facilities as the project is not significant in size to require additional governmental infrastructure or facilities.	

**XV. RECREATION**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The construction of six single-family dwellings may increase the use of existing neighborhood and regional parks. Mitigation measures have been incorporated to reduce impacts to a less than significant level.	XV-10 These measures will ensure that the negative impacts associated with increased usage of existing neighborhood and regional parks such that they are substantially deteriorated are reduced to a level that are less than significant.
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project does not include recreational facilities onsite. The project may increase the use of existing neighborhood and regional parks. However, mitigation measures have been included to reduce impacts to a less than significant level.	XV-10 These measures will ensure that the negative impacts associated with recreational facilities are reduced to a level that are less than significant.

**XVI. TRANSPORTATION/TRAFFIC**

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The proposed project may increase the number of daily trips for the site; however it does not reach a threshold that requires preliminary review by the Department of Transportation for a potential traffic study. Impacts will be less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The proposed project did not reach a threshold that required preliminary review from LADOT, nor did it appear to conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. Less than significant impact.	
c.	NO IMPACT	The project will not in any way affect air traffic patterns in the area. No impact will occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Any physical design alterations to the parcels will be at the recommendation of Engineering and approval of Planning and should not create any potentially significant impacts. Driveway locations are located off of East Bellagio Road where residents will back onto the street. Mitigation measures have been included to reduce possible impacts to a less than significant level.	XVI-30, XVI-40 These measures will ensure that the negative impacts associated with substantially increasing hazards due to design are reduced to a level that are less than significant.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is subject to driveway and circulation review, and the assigned mitigation measures will reduce impacts to a less than significant level.	XVI-50 These measures will ensure that the negative impacts associated with emergency access are reduced to a level that are less than significant.
f.	NO IMPACT	The project is not anticipated to conflict with any alternative transportation policy. No impact is anticipated.	

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	LESS THAN SIGNIFICANT IMPACT	The project will be served by the City's sewer system and is not expected to exceed wastewater treatment requirements in the area. Impacts will be less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project has the potential to require increased water supply due to landscaping and construction activities. However, mitigation measures have been included to reduce the impacts to a less than significant level.	XVII-10, XVII-20 These measures will ensure that the negative impacts associated with new or waste water facilities are reduced to a level that are less than significant.
c.	LESS THAN SIGNIFICANT IMPACT	As an infill development, the project will not significantly alter the existing drainage pattern of the site or area to require new facilities. Impacts will be less than significant.	



Impact?	Explanation	Mitigation Measures	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The development of six single-family dwellings in an urban surrounding is not anticipated to require new entitlements relating to water supply. However, mitigation measures have been included to reduce any impacts to a less than significant level.	XVII-40 These measures will ensure that the negative impacts associated with ensuring sufficient water supplies are reduced to a level that are less than significant.
e.	LESS THAN SIGNIFICANT IMPACT	It has been determined by the Los Angeles Department of Public Works Bureau of Sanitation's Wastewater Collection Systems Division that no potential problems to existing sewer/storm drain lines or potential maintenance problems will be caused by the project. Impacts will be less than significant.	
f.	LESS THAN SIGNIFICANT IMPACT	The project, with mitigation measures, is not anticipated to burden any landfills with the project's solid waste. The impact will be less than significant.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction activities could result in environmental impacts associated with waste disposal. The mitigations herein will reduce the impact to a less than significant level.	XVII-90 These measures will ensure that the negative impacts associated with federal, state, and local solid waste statutes are reduced to a level that are less than significant.
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The project will not have the potential to negatively affect these categories with the application of the above-referenced mitigation measures.	
b.	LESS THAN SIGNIFICANT IMPACT	The surrounding properties are low to mid-density residential in nature, and there are no known current or future projects in the immediate vicinity that, in conjunction with this proposed project, would result in cumulatively significant environmental impacts. Any project impacts that are individually limited but could be cumulatively considerable will be addressed through mitigation measures that have been incorporated to a less than significant level.	
c.	LESS THAN SIGNIFICANT IMPACT	The Mitigation Measures required herein will reduce the potential impacts of the proposed project on human beings to a less than significant level.	