

**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> 4	<b>DATE:</b>
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning			
<b>ENVIRONMENTAL CASE:</b> ENV-2014-2718-MND		<b>RELATED CASES:</b>	
<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
<b>PROJECT DESCRIPTION:</b> ENVIRONMENTAL ASSESSMENT			
<b>ENV PROJECT DESCRIPTION:</b> The proposed project consists of the demolition of an existing 1,766 square foot, 61-year old, single family dwelling; and the construction of an 15,119 square foot single family dwelling, pool, and retaining walls with 3 parking spaces, on a lot with an area of 11,095.6 square feet. There are seven existing trees currently on site, all will be removed.			
As proposed, the project requires an approval of a haul route to permit the importing/exporting of 4,156 cubic yards of soil.			
<b>ENVIRONMENTAL SETTINGS:</b> The property is a partially graded hillside lot zoned RE11-1. It is located approximately 0.4 miles north of Doheny Road and approximately 0.2 miles west of Bluebird Avenue.			
In general, the surrounding properties to the north, south, east, and west are composed of smaller single-family dwellings on relatively similar to smaller sized lots. To the north of the property is the City of Beverly Hills. To the east of the property is a 5,350 square foot, 58-year old single family dwelling on a 6,418.5 square foot lot. To the south of the property is a 2,981 square foot, 35-year old single family dwelling on a 7,648.7 square foot lot. To the west of the property is a 1,793 square foot, 61-year old single family dwelling on an 8,117.8 square foot lot that is proposed to be demolished and replaced with an 8,099.97 square foot single family dwelling, pool, and retaining walls.			
Sierra Mar Place is designated a Local Street, with a roadway width of approximately between 31-35 feet.			
The property is within the Hillside Area, Baseline Hillside Ordinance Area, and Very High Fire Hazard Severity Zone.			
<b>PROJECT LOCATION:</b> 9410 W SIERRA MAR PL			
<b>COMMUNITY PLAN AREA:</b> HOLLYWOOD <b>STATUS:</b>		<b>AREA PLANNING COMMISSION:</b> CENTRAL	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> BEL AIR - BEVERLY CREST
<input checked="" type="checkbox"/> Does Conform to Plan			
<input type="checkbox"/> Does NOT Conform to Plan			
<b>EXISTING ZONING:</b> RE11-1		<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b>	
<b>GENERAL PLAN LAND USE:</b> VERY LOW II RESIDENTIAL		<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b>	<b>LA River Adjacent:</b> NO

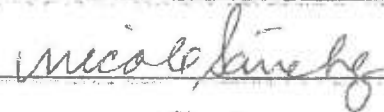
PROPOSED PROJECT DENSITY:

**Determination (To Be Completed By Lead Agency)**

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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	Planning Assistant	(213) 978-3034
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 checked="" type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input type="checkbox"/> PUBLIC SERVICES <input type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input checked="" type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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<b>INITIAL STUDY CHECKLIST</b> (To be completed by the Lead City Agency)	
<i>Background</i>	
<b>PROPONENT NAME:</b> Daniela Bernhard	<b>PHONE NUMBER:</b> (818) 789-6439
<b>APPLICANT ADDRESS:</b> 15230 Burbank Blvd., #106 Sherman Oaks, CA 91411	
<b>AGENCY REQUIRING CHECKLIST:</b> Department of City Planning	<b>DATE SUBMITTED:</b> 07/25/2014
<b>PROPOSAL NAME (if Applicable):</b>	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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**I. AESTHETICS**

a. Have a substantial adverse effect on a scenic vista?				✓
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
c. Substantially degrade the existing visual character or quality of the site and its surroundings?				✓
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓			

**II. AGRICULTURE AND FOREST RESOURCES**

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

**III. AIR QUALITY**

a. Conflict with or obstruct implementation of the applicable air quality plan?				✓
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				✓
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				✓
d. Expose sensitive receptors to substantial pollutant concentrations?	✓			
e. Create objectionable odors affecting a substantial number of people?	✓			

**IV. BIOLOGICAL RESOURCES**

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	✓			
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

**V. CULTURAL RESOURCES**

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	✓		
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	✓		
d.	Disturb any human remains, including those interred outside of formal cemeteries?	✓		
<b>VI. GEOLOGY AND SOILS</b>				
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?			✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>				
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?			✓
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
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-2014-2718-MND. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) **will not:**

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

**ADDITIONAL INFORMATION:**

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

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](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".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
NICOLE SANCHEZ	Planning Assistant	(213) 978-3034	12/15/2014

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>		
a.	NO IMPACT	There are no scenic resources in the area. The project will have no impact on scenic vistas.
b.	NO IMPACT	The project is not located within, adjacent to, or within close proximity of a state scenic highway.
c.	NO IMPACT	The project proposes the construction of a single family dwelling, retaining walls, and pool where there is already an existing single family dwelling. There is non-indigenous landscaping bordering along the property lines. Therefore, there are no naturalistic views that could be diminished with the proposed project construction.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	<p>The project proposes a larger single-family dwelling than what presently exists on the site; therefore, the project may result in increased nighttime light due to outdoor lighting, architectural finishes or glass.</p> <p>I-30, I-120, I-130 Outdoor light sources are required to be shielded from view; non-reflective and non-glare architectural materials and finishes are required to be utilized.</p>
<b>II. AGRICULTURE AND FOREST RESOURCES</b>		
a.	NO IMPACT	The property is not designated on any map as protected farmland (ZIMAS), therefore there would be no impact.
b.	NO IMPACT	The property is not zoned for agricultural use (ZIMAS), nor is encumbered by a Williamson Act contract.
c.	NO IMPACT	The project involves no impact on any property designated for forest or timberland use (ZIMAS).
d.	NO IMPACT	The property is zoned and utilized for residential use (ZIMAS); the project has no impact resulting in the loss or conversion of forest land.
e.	NO IMPACT	The project proposes no use or activity which would result in the conversion of farmland or forest land to other uses.
<b>III. AIR QUALITY</b>		
a.	NO IMPACT	The project may have short term construction related impacts on localized air quality; however, such impacts do not meet or exceed guideline thresholds of 166 residential units for significant impact on the implementation of an air quality plan, according to Exhibit B.2-1 of the Los Angeles CEQA Threshold Guide.

Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project does not propose to deviate from any requirements of the Southern California Air Quality Management Plan (AQMP) which establishes rules and regulations enforcing Federal and State air quality standards.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool using typical construction materials and methods. The project will have no cumulative impact on non-attainment criteria air quality pollutants.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short term impacts on sensitive receptors may result during the construction phases for the single family dwelling.	III-10 Impacts upon air pollution are required to be mitigated during demolition, grading and construction activities.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short term objectionable odors may occur during the construction of the single family dwelling, basement, and pool.	III-10 Impacts upon air pollution are required to be mitigated during demolition, grading and construction activities.

#### IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The subject site contains a single family dwelling with minimal vegetation. Development of the project site will most likely not have an adverse effect either directly or through habitat modifications; on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	
b.	NO IMPACT	The property contains no riparian or other sensitive natural habitats.	
c.	NO IMPACT	The property contains no wetland areas, nor will the project result in any secondary impacts on wetland areas (ZIMAS).	
d.	NO IMPACT	The property is not situated near open space areas. Therefore, there will be no impact on migratory birds and other fauna which may move through this area.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property currently contains 7 non-protected trees, all will be removed.	IV-70, IV-80 Significant-sized (non-protected) trees that are removed as a result of the project are required to be replaced on a 1:1 basis.
f.	NO IMPACT	The property is not located within an adopted habitat or natural community conservation plan area.	

#### V. CULTURAL RESOURCES

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The subject site is currently occupied by a single family dwelling built in 1953. However, the building is not designated as a historic resource or historic/cultural monument. The building lacks features that would qualify as examples of an architectural style significant in Los Angeles, and hence is not eligible for listing as a historic resource. Additionally, the subject site is not identified as being a site or an area of historical significance. Therefore, impacts to historic resources are less than significant.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located in any area identified as potentially containing significant archaeological resources. Nonetheless, new construction activity may result in the discovery of unknown archaeological resources.	V-20 Discovery of potential archaeological resources requires cessation of construction activities and evaluation of the resource prior to the resumption of construction.
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located in any area identified as potentially containing significant paleontological or geologic resources. Nonetheless, new construction activity may result in the discovery of unknown paleontological or geologic resources.	V-30 Discovery of potential paleontological or geologic resources requires cessation of construction activities and evaluation of the resource prior to the resumption of construction.
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is not located within, adjacent to, or in close proximity to areas of known human burials. Nonetheless, new construction activities may result in the discovery of unknown/ undocumented human remains.	V-40 Discovery of potential human remains requires cessation of construction activities and evaluation of the resource prior to resumption of construction.

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within the Hollywood Fault Zone, which is in the Transverse Ranges and Los Angeles Basin with a Fault Type B, but is not located in the Alquist-Priolo Fault Zone (ZIMAS). Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBD) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles	VI-10, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less than significant level.
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Impact?	Explanation	Mitigation Measures
	<p>Department of Building and Safety. The above combined with the following mitigation measures will reduce potential impacts to a less than significant level.</p>	
<p>b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The property is located within the Hollywood Fault Zone, which is in the Transverse Ranges and Los Angeles Basin with a Fault Type B, but is not located in the Alquist-Priolo Fault Zone (ZIMAS). Due to the intense seismic environment of Southern California, there is always a potential for blind thrust faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBD) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. The above combined with the following mitigation measures will reduce potential impacts to a less than significant level.</p>	<p>VI-10, VI-50 The proposed seismic mitigation measures are expected to reduce potential impacts to a less than significant level.</p>
<p>c. LESS THAN SIGNIFICANT IMPACT</p>	<p>The subject site is not identified as being located in a liquefaction zone (ZIMAS) by the City of Los Angeles; therefore, the impacts due to potential liquefaction would be less than significant.</p>	
<p>d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The subject site is identified as being located in a landslide zone (ZIMAS) by the City of Los Angeles; however, the impacts due to potential landslides would be reduced with the incorporation of mitigation measures.</p>	<p>VI-60</p>
<p>e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>The proposed project will import/export 4,156 cubic yards of dirt. Proper grading practices during the construction phases must be adhered to in accordance with City regulations in order to avoid substantial soil erosion or the loss of topsoil. Short term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level with the erosion control measures being proposed.</p>	<p>VI-20 Short term erosion impacts may result from the construction for the proposed project. However, these impacts can be mitigated to a less than significant level by the erosion control measures being proposed.</p>



Impact?	Explanation	Mitigation Measures
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f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is located on residential lots with significant differentials in elevation and topography. Construction activities may result in a destabilization of slopes. However, these impacts can be mitigated to a less than significant level by complying with the requirements of the Geology and Soils Report Approval Letter issued by LADBS dated November 6, 2014.	VI-50 The project is required to observe and comply with site-specific engineering requirements for the site and project, as contained in the Geology and Soils report approval letter issued by the LADBS, dated November 6, 2014.
g.	LESS THAN SIGNIFICANT IMPACT	Expansive soils are primarily composed of clays, which increase in volume when water is absorbed and shrink when dry. The project would be required to adhere to the International Building Code and the California Building Code, which include structural and materials standards as well as foundation design requirements based upon onsite soil conditions that would mitigate effects on adverse soil conditions.	
h.	NO IMPACT	The property maintains a connection with the municipal sanitary sewer system; the project proposes no septic tanks or alternative waste water disposal systems.	

**VII. GREEN HOUSE GAS EMISSIONS**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool and will result in increased greenhouse gas emissions through routine construction methods and materials, increased water demand, wastewater generation, and energy demand.	VII-10 The project is required to incorporate waste recycling measures (XVII-90), the utilization of low-emission construction materials, and enhanced water conservation (XVII-10, 20) to reduce new greenhouse gas emissions to a less than significant level.
b.	NO IMPACT	The project is not located in an area having an adopted greenhouse gas emissions plan, policy or regulation for the reduction of such emissions; however, the project is elsewhere required to incorporate measures to reduce its greenhouse gas emissions. As such, the project will have no impact on any plan, policy or regulation for the reduction of greenhouse gas emissions.	

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

a.	NO IMPACT	The demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool do not involve the routine transport, use or disposal of hazardous materials.	
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Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The demolition of an existing 61-year old single family dwelling may result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials, including asbestos, into the environment.	VIII-10 The project is required to provide the Department of Building and Safety a letter from a qualified asbestos abatement consultant indicating that no Asbestos Containing Materials (ACM) are present in the building and a lead-based paint survey prior to the issuance of any permit.
c.	NO IMPACT	The demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool may result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials. However, the proposed project is not within the nearby vicinity of schools, therefore having no impact.	
d.	NO IMPACT	The property is not located within any database of hazardous materials sites.	
e.	NO IMPACT	The property is not located within, adjacent to, or within proximity to an airport land use.	
f.	NO IMPACT	The property is not located within, adjacent to, or within proximity of a private airstrip.	
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Temporary construction activity may result in an impairment of access through Sierra Mar Place.	VIII-40 The project will require a construction vehicle and materials staging plan to ensure that emergency access through Sierra Mar Place is not significantly impacted during construction.
h.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within a Very High Fire Hazard Severity Zone. As such, the project may expose people and structures to a significant risk of loss, injury or death involving wild land fires.	VIII-70 The project will require an emergency response plan, in consultation with the Fire Department.
<b>IX. HYDROLOGY AND WATER QUALITY</b>			
a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes short-term construction activities that could result in discharge of various pollutants, common to urban areas and construction activities, into storm drains and waste water disposal systems.	IX-20 The project shall comply with storm water mitigation measures, requirements during demolition, grading and construction activities.
b.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. These will somewhat decrease stormwater infiltration into groundwater aquifers. However, the property is not located in a	

Impact?	Explanation	Mitigation Measures
	<p>significant groundwater recharge area, nor does the project propose a lot coverage beyond that already anticipated by stormwater runoff infrastructure and management regulated under the requirements of LAMC 64.70, Low Impact Development (LID) stormwater strategy. As such, there will be no impacts to groundwater recharge or aquifers.</p>	
c. LESS THAN SIGNIFICANT IMPACT	<p>The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. These will not significantly alter the drainage pattern of the site or area in a manner which will cause substantial erosion siltation on- or off-site.</p>	
d. LESS THAN SIGNIFICANT IMPACT	<p>The project proposes remodeling and improvement activities, which may result in the alteration of slope gradients and cause short-term stormwater runoff impacts, including the potential for adverse on- and off-site flooding; however the project will comply with the Low Impact Development (LID) stormwater management strategy under LAMC 64.70 which will result in a less than significant impact.</p>	
e. LESS THAN SIGNIFICANT IMPACT	<p>Short-term construction activities may result in pollution of stormwater runoff, however the applicant will comply with the Low Impact Development (LID) stormwater management strategy under LAMC 64.70 which will result in a less than significant impact.</p>	
f. NO IMPACT	<p>The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, it will have no impact upon water quality beyond those reported here.</p>	
g. NO IMPACT	<p>The property is not located in a Flood Zone (ZIMAS, NavigateLA).</p>	
h. NO IMPACT	<p>The property is not located in a Flood Zone (ZIMAS, NavigateLA), therefore there is no impact.</p>	
i. NO IMPACT	<p>The property is not located in an area identified as at-risk for flooding due to failure of a levee or dam (ZIMAS, NavigateLA).</p>	
j. NO IMPACT	<p>The property is not located in an area identified as at-risk for inundation due to seiche, tsunami or mudflow (ZIMAS, NavigateLA).</p>	

Impact?	Explanation	Mitigation Measures
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**X. LAND USE AND PLANNING**

a.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. The project proposes no use or activity which would result in the physical division of the existing established community.	
b.	NO IMPACT	The project proposes the continuation of a use which will be permitted upon the property and will have no impact upon any plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect.	
c.	NO IMPACT	The property is not located within an adopted habitat or natural community conservation plan area.	

**XI. MINERAL RESOURCES**

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

**XII. NOISE**

a.	NO IMPACT	After the completion of construction, noise levels associated with the proposed project will be those typical for single family residential developments. No impacts upon noise levels will occur.	
b.	LESS THAN SIGNIFICANT IMPACT	Routine construction activities may result in some groundborne noise or vibrations; however, such impacts are temporary and short-term, and do not rise to a level of significance.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. None of the long-term activities within the property will generate noise inconsistent with a single family dwelling, nor noise levels above existing ambient levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Temporary and short-term construction activities may result in increased noise levels.	<p><b>XII-20</b>  The project is required to comply with measures that limit the hours of construction activity, the amount of noise-emitting equipment operating at any one time, and the type of construction equipment utilized.</p>

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

### XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project proposes no use or activity which would result in induced population growth.	
b.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project proposes no use or activity which would result in the displacement of existing housing.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project proposes no use or activity which would result in the displacement of persons.	

### XIV. PUBLIC SERVICES

a.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing fire facilities.	
b.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing police services.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project would result in less than significant impacts upon existing school services.	

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

**XV. RECREATION**

a.	NO IMPACT	<i>This single family project replaces an existing one and will not create impacts to park use.</i>	
b.	NO IMPACT	The demolition of the existing single family dwelling and the construction of this single family residential project will not result in the construction or expansion of recreational facilities. No impacts are anticipated.	

**XVI. TRANSPORTATION/TRAFFIC**

a.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project will have no lasting impact on the performance of the transportation circulation system.	
b.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project will not conflict with any applicable congestion mitigation plan or standards.	
c.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project will have no lasting impact on air traffic patterns or levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will utilize, during the construction phases, various types of construction vehicles, and trucks for the export of soil. There may be potentially significant hazard impacts due to design features within adjoining streets.	<b>XVI-30, XVI-50</b> The applicant is required to implement measures to ensure access through Sierra Mar Place during construction, including approval of a haul route by the LADBS.



Impact?	Explanation	Mitigation Measures	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will utilize, during the construction phases, various types of construction vehicles, and trucks for the export of soil. Temporary construction activities and the hauling of soils for export may result in impaired emergency access through Sierra Mar Place.	XVI-30, XVI-50 The applicant is required to implement measures to ensure access through Sierra Mar Place during construction, including approval of a haul route by the LADBS.
f.	NO IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. As such, the project will not conflict with adopted policies, plans or programs regarding public transit or other alternative transportation modes, nor decrease the performance of such transportation modes.	
<b>XVII. UTILITIES AND SERVICE SYSTEMS</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The residential project should not exceed the wastewater treatment requirements of the Los Angeles Regional Water Quality Control Board. The impacts are considered less than significant.	
b.	LESS THAN SIGNIFICANT IMPACT	The residential project proposes one residential dwelling with a total of 3 car spaces. The construction of this residential project should not require the construction of new stormwater drainage facilities. The impacts are considered less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. The construction of this residential project should not require the construction of new stormwater drainage facilities. The impacts are considered less than significant.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, retaining walls, and pool. This may result in an increased water supply demand for landscaping.	XVII-10 The project will be required to comply with the city's water management ordinance and landscape ordinance.
e.	LESS THAN SIGNIFICANT IMPACT	The project proposes the demolition of an existing single family dwelling and the construction of a single family dwelling, and pool. The project will result in an increased water demand and wastewater generation; however such increase will not meet or exceed guideline thresholds of significance for adverse impacts on existing wastewater treatment capacity.	



Impact?	Explanation	Mitigation Measures
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f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will result in increased solid waste generation through routine demolition, remodeling and construction activities.	XVII-90, XVII-100 The project will be required to incorporate standard demolition and construction debris recycling measures.
g.	LESS THAN SIGNIFICANT IMPACT	The project will result in increased solid waste generation; however, all solid wastes are required to be disposed of at a regulated and certified sanitary landfill site. As such, the project will have a less than significant impact on statutes and regulations regarding solid waste disposal.	

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

a.	LESS THAN SIGNIFICANT IMPACT	The proposed residential project is a single family dwelling, retaining walls, and pool developed on land that is currently occupied by an existing single family dwelling and located in a hillside area of Hollywood. The property is not located in any area identified as potentially containing significant archaeological or paleontological resources; however the construction activities may result in the discovery of new resources. The mitigation measures set forth in Section V of this document will ensure that if any previously unknown archaeological resources are discovered, that such resources will be handled properly and reduce any potential impacts to a level that is less-than-significant. The subject site does not contain any historical or cultural resources in the immediate vicinity; therefore it is unlikely that the proposed project will have impacts on important examples of the major periods of California history.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed residential project will result in environmental impacts; however each impact can be mitigated to a less than significant level with the incorporation of the attached mitigation measures. As such, the cumulative impact of the proposed project will not result in any potentially significant impacts.	XVIII-10 Compliance with and incorporation of the recommended mitigation measures will reduce the potential cumulative impact to a less than significant level.
c.	NO IMPACT	After implementation of mitigation measures, the proposed residential project does not have any significant direct or indirect impacts to human beings.	