

Case Number: ENV-2016-2070-MND

VTT-73957 and DIR-2019-952-SPP

Project Location: 8100, 8150, and 8160 W. McGroarty Street, 10000 N. McVine Terrace

Community Plan Area: Sunland-Tujunga-Lake View Terrace-Shadow Hills-E. La Tuna Canyon

Council District: 7 - Rodriguez

Project Description: The subdivision of two existing lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square-foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The existing 38,420 square-foot single-family dwelling will remain, and the private school/accessory living quarters will be converted to a single-family residence. An additional 11 single-family dwelling units are proposed for construction for a total of 13 single-family dwellings on the project site. One private street will be accessed from McGroarty Street, and the second private street will be accessed via the intersection of McGroarty Street, McVine Avenue, and McVine Trail. The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and up to 63 non-protected trees.

To achieve the proposed project, the applicant is requesting the following discretionary actions:

- Pursuant to LAMC Sections 17.06 and 17.15, a Vesting Tentative Tract Map to subdivide two lots into 13 lots encompassing 13 single-family homes with private street access on two lots totaling 853,737 gross square feet (19.6 acres).
- Pursuant to LAMC Section 11.5.7 C, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review.
- Haul Route Approval

PREPARED BY:

The City of Los Angeles
Department of City Planning

APPLICANT:

Albert Davityan
February 2020

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed 13 single-family subdivision Project (“Project”). The proposed Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project may result in significant impacts on the environment that can be reduced to a less than significant level with mitigation. This Initial Study and Mitigated Negative Declaration are intended as informational documents, and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project’s approval even if significant environmental effects are anticipated.

An application for the proposed project has been submitted to the City of Los Angeles Department of City Planning for discretionary review. The Department of City Planning, as Lead Agency, has determined that the project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.), and the City of Los Angeles CEQA Guidelines (1981, amended 2006).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1 INTRODUCTION

Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2 EXECUTIVE SUMMARY

Provides Project information, identifies key areas of environmental concern, and includes a determination whether the project may have a significant effect on the environment.

3 PROJECT DESCRIPTION

Provides a description of the environmental setting and the Project, including project characteristics and a list of discretionary actions.

4 EVALUATION OF ENVIRONMENTAL IMPACTS

Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3. CEQA PROCESS

In compliance with the State CEQA Guidelines, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

At the onset of the environmental review process, the City has prepared an Initial Study to identify the preliminary environmental impacts of the project. The Initial Study for the Project determined that the proposed Project could have significant environmental impacts that would require the implementation of mitigation measures.

If the Project is approved, then within five days of the action, the City files a Notice of Determination with the County Clerk. The Notice of Determination is posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the proposed Project may have a significant effect on the environment. This Initial Study determined that the proposed Project could have potentially significant environmental impacts but mitigation measures agreed to by the applicant would avoid or reduce such impacts to a point where clearly no significant impacts would occur.

A Notice of Intent to Adopt a Mitigated Negative Declaration (MND) or Negative Declaration (ND) is provided to inform the general public, responsible agencies, trustee agencies, and the county clerk of the availability of the document and the locations where the document can be reviewed. A 20-day review period (or 30-day review period when the document is submitted to the State Clearinghouse for state agency review) is identified to allow the public and agencies to review the document. The notice is mailed to any interested parties and is noticed to the public through publication in a newspaper of general circulation.

The decision-making body then considers the Mitigated Negative Declaration or Negative Declaration, together with any comments received during the public review process, and may adopt the MND or ND and approve the project. In addition, when approving a project for which an MND or ND has been prepared, the decision-making body must find that there is no substantial evidence that the project will have a significant effect on the environment, and that the ND or MND reflects the lead agency's independent judgement and analysis. When adopting an MND, the lead agency must also adopt a mitigation monitoring program to ensure that all proposed mitigation measures are implemented to mitigate or avoid significant environmental effects.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	8100 W. MCGROARTY STREET
ENVIRONMENTAL CASE NO.	ENV-2016-2070-MND
RELATED CASES	VTT-73957 DIR-2019-952-SPP

PROJECT LOCATION	8100, 8150, AND 8160 W. MCGROARTY STREET, 10000 N. MCVINE TERRACE
COMMUNITY PLAN AREA	SUNLAND-TUJUNGA-LAKE VIEW TERRACE-SHADOW HILLS-EAST LA TUNA CANYON
GENERAL PLAN DESIGNATION	LOW RESIDENTIAL MINIMUM RESIDENTIAL
ZONING	RE11-1 RE40-1
COUNCIL DISTRICT	7

LEAD CITY AGENCY	City of Los Angeles Department of City Planning
STAFF CONTACT	DANG NGUYEN
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APPLICANT	ALBERT DAVITYAN
ADDRESS	8160 MC GROARTY ST.
PHONE NUMBER	818.822.6864

PROJECT DESCRIPTION

The subdivision of two lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The existing 38,420 single-family dwelling will remain, and the private school/accessory living quarters will be converted to a single-family residence. An additional 11 single-family dwelling units are proposed for construction for a total of 13 single-family dwellings on the project site. One private street will be accessed from McGroarty Street, and the second private street will be accessed via the intersection of McGroarty Street, McVine Avenue, and McVine Trail. The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and most of the 63 non-protected trees.

To achieve the proposed project, the applicant is requesting the following discretionary actions:

- Pursuant to LAMC Sections 17.06 and 17.15, a Vesting Tentative Tract Map to create a 13 lot single-family subdivision with private street access on two lots totaling 853,737 gross square feet (19.6 acres).
- Pursuant to LAMC Section 11.5.7 C, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review.
- Haul Route Approval

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

ENVIRONMENTAL SETTING

The proposed project is located on W. McGroarty Street and N. McVine Trail on two dual zoned lots in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area.

The northerly portion of the subject site is an approximately 408,454 square foot irregular-shaped lot that fronts for approximately 238 linear feet on W. McGroarty Street bordering McVine Terrace to the west. An irregular-shaped lot that is not a part of the proposed project fronts for approximately 70 linear feet along W. McGroarty Street. Further east, the subject site extends for approximately 353 linear feet along W. McGroarty Street. This northerly portion of the subject site is zoned RE11-1 and RE40-1 and is designated for Low Residential and Minimum Residential land use by the Community Plan.

The southern portion of the subject site is an interior lot that abuts McVine Terrace at its northwest corner but otherwise has no direct access. This approximately 435,691 square foot lot is zoned RE40-1 and is designated for Minimum Residential land use by the Community Plan.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Map includes the following footnotes:

Footnote No. 4: Densities shall not exceed that which would be permitted using the slope density formula in LAMC Section 17.05C for lots: (a) in areas of steep topography planned for Very Low I, Very Low II and Minimum density; and, (b) which would otherwise require extensive grading, involve soil instability erosion problems of access problems, as determined by the Deputy Advisory Agency.

The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export over the entire site. Areas of the site that are designated Minimum density include proposed Lots 10, 12, and 13, a portion of Lot 11, and portions of the private street.

Footnote No. 7: Subdivision in steep hillside areas shall be designed in such a way as to preserve the ridgelines and the steeper slopes as open space, limit the amount of grading required, and to protect the natural hillside views. The total density allowed over the entire ownership shall be clustered in the more naturally level portions of the ownership. Density in the clusters shall not exceed that permitted in the Low density housing category for areas that are not in "K" Districts, and shall not exceed that permitted in the Very Low I category of areas that are within a "K" District.

The proposed project is not located in a K District, and therefore, density should not exceed that permitted in the Low density category, which under the Community Plan corresponds to the RE9, RS, R1, and RU Zones. The RE9 Zone requires a minimum lot area of 9,000 square feet, RS requires a minimum lot area of 7,500 square feet, R1 requires a minimum lot area of 5,000 square feet, and RU requires a minimum lot area of 3,500 square feet. As proposed, the smallest sized lot is 11,000 square feet.

Footnote No. 19: There shall be no grading of the principal ridge lines within the Plan boundaries. Designation of principal ridge lines shall be determined by the Advisory Agency.

As designated under the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (ZI No. 2324, Ordinance No. 175,736 effective February 8, 2004) Map No. 2, the proposed project site is not located along a prominent ridgeline.

The project site is in a ZIMAS designated Hillside area characterized by one- and two-story single-family dwellings and unimproved hillside terrain. The site is surrounded by one- and two-story single-family homes to the north on lots that are zoned R1-1-RFA and designated Low Residential by the Community Plan. To the west, across McVine Terrace, the site abuts vacant land and one- and two-story single-family dwellings on R1-1 Zoned lots designated Low Residential by the Community Plan. To the southwest, the subject site borders a RE40-1 Zoned lot that is designated for Minimum Residential. There is no direct access to the southerly portion of the subject site and the abutting property. The site located to the south of the subject site abuts an unimproved lot that fronts on Verdugo Crestline Drive that is zoned A1-1 and designated Medium Residential by the Community Plan. To the east, lots are zoned RE40-1 and designated Low Residential by the Community Plan. The approximately 14,476 square foot irregular-shaped lot bisecting the subject site and fronting on W. McGroarty Street is zoned RE11-1 and designated Low Residential by the Community Plan. This lot is improved with a one-story single-family dwelling.

The purpose of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (ZI No. 2324, Ordinance No. 175,736 effective February 8, 2004) is to preserve, protect, and enhance

the unique natural and cultural resources of the area. The Plan established regulations in four areas as follows:

1. **Prominent Ridgeline Protection measures** that protect from grading and/or development on designated Prominent Ridgelines that are visible from the right-of-way of Scenic Highways and depicted on Specific Plan Map No 2.
2. **Biological Resource Protection** measures to protect Oak trees and unique native plant communities.
3. **Scenic Highway Corridors Viewshed Protection** measures that establish standards for site design, landscaping, and signage for scenic highway corridors as designated on Specific Plan Map No 1.
4. **Equinekeeping District Standards, Equestrian Trails, and Domestic Livestock measures** to provide for the designation and development of existing and future equestrian trails within “K” Equinekeeping Districts, re-establish the right of property owners to keep domestic livestock in conjunction with RE40 Zoned uses, and protect non-conforming equine uses in “K” Districts.

The proposed project site is not located within a Prominent Ridgeline Protection area or a Scenic Highway Corridor as designated on Specific Plan Maps No. 2 and 1, respectively. As discussed in the Protected Tree Report prepared by L. Newman Design Group Inc. (see Appendix A), the proposed project site includes 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and up to 63 non-native, non-protected trees. Additionally, Specific Plan Map No. 3 designates the Official Equestrian Trail System. The subject site does not include an Official Trail and/or “K” Horsekeeping District. However, ZIMAS shows the subject site falls into a geographic area designated under ZI-2438, Equine Keeping in the City of Los Angeles, which regulates distance between habitable space and animal keeping/equine structures and/or enclosures on lots zoned RA, RE20, RE40, A1, and A2. As such, the RE40 Zoned lots, which includes a portion of proposed Lot No. 11 and Lot Nos. 10, 12, and 13 are regulated by ZI-2438 as implemented by the Los Angeles Department of Building and Safety (LADBS).

The subject site also falls within a geographic area designated under ZIMAS as ZI-2462, Modifications to Single-Family Zones and Single-Family Hillside Area Regulations. ZI-2462 applies to single-family zoned (RA, RE, RS, R1) properties citywide and establishes regulations regarding the size and bulk of new and enlarged homes, and further regulates grading and earth import/export in designated Hillside Areas. As the proposed project is located within an RE Zone, it is subject to the regulations of ZI-2462 as regulated by LADBS.

ZIMAS also shows that the subject site is located within a Very High Fire Hazard Severity Zone, High Wind Velocity Area, and BOE Special Grading Area (BOE Basic Grid Map A-13372). The subject site is located within the Verdugo Fault Zone, but is not within the Alquist-Priolo Fault Zone or an area of Liquefaction, Preliminary Fault Rupture Study Area, or Tsunami Inundation Zone. The northern approximately 408,454 square foot lot where most of the development is proposed is not in a Landslide area, but the approximately 435,691 square foot southern portion of the subject site is located in a Landslide area. Finally, the northern approximately 408,454 square foot portion of the subject site is located in an Urban Agriculture Incentive Zone.

The southern portion of the subject site is located within the Los Angeles County designated Verdugo Mountains Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources, including abundant native wildlife and habitats and rare and sensitive plant and animal species. The Verdugo Mountains

SEA is located in the Verdugo Mountains and includes areas south of the I-210, east of the I-5, and a portion of the mountains north of the I-210. Although the project is at the edge of a sizeable expanse of natural habitat within the Verdugo Mountains, the project site does not connect the Verdugo Mountains to any other habitat area, nor is it a “buffer” between natural habitat and existing development because a portion of the project site is already developed. Moreover, the project plans to leave the vast majority of the land in the southern half of the project site undeveloped. Therefore, according to the 2020 Biological Resource Assessment, the proposed project is not expected to conflict with the objectives of the SEA for species conservation, biotic diversity, or habitat linkages.

Finally, the proposed project is adjacent to the Rim of the Valley Corridor, which includes the Verdugo Mountains, San Gabriel Mountains, Simi Hills, Santa Susana Mountains, and Santa Monica Mountains. The Rim of the Valley Corridor is comprised of open space lands that support plant and animal wildlife.

(For additional detail, see “Section 3. PROJECT DESCRIPTION”).

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED

(e.g. permits, financing approval, or participation agreement)

None

CALIFORNIA NATIVE AMERICAN CONSULTATION

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Yes, consultation with the Tribes is listed as follows:

- Fernandeno Tataviam Band of Mission Indians, consultation May 28, 2019
- Gabrieleno Band of Mission Indians – Kizh Nation, consultation June 12, 2019

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

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 type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input checked="" type="checkbox"/> Hydrology / Water Quality | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology / Soils | <input type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION

(To be completed by the 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.

DANG NGUYEN

CITY PLANNER

PRINTED NAME

TITLE

Dang Nguyen

May 7 2025

SIGNATURE

DATE

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 Analysis," as described in (5) below, may be cross referenced).
- 5) Earlier analysis must 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 whichever 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.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The subdivision of two lots totaling 853,737 gross square feet (19.6 acres) and 830,113 net square feet (19.06 acres) currently improved with three existing buildings (one two-story, 38,420 square foot single-family dwelling and three-car garage; and one approximately 2,379 square foot private school with accessory living quarters) to create 13 single-family lots with private street access. The existing 38,420 single-family dwelling will remain, and the private school/accessory living quarters will be converted to a single-family residence. An additional 11 single-family dwelling units are proposed for construction for a total of 13 single-family dwellings on the project site. One private street will be accessed from McGroarty Street, and the second private street will be accessed via the intersection of McGroarty Street, McVine Avenue, and McVine Trail. The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. There are 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and most of the 63 non-protected trees.

To achieve the proposed project, the applicant is requesting the following discretionary actions:

- Pursuant to LAMC Sections 17.06 and 17.15, a Vesting Tentative Tract Map to create a 13 lot single-family subdivision with private street access on two lots totaling 853,737 gross square feet (19.6 acres).
- Pursuant to LAMC Section 11.5.7 C, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review.
- Haul Route Approval

3.2 ENVIRONMENTAL SETTING

3.2.1 Project Location

The proposed project is located on W. McGroarty Street and N. McVine Terrace in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area. The lot fronts on W. McGroarty Street and is bordered by McVine Terrace to the west. The Mobility Plan 2035 designates McGroarty Street as a collector with a designated 66 foot right-of-way and a designated 40 foot roadway width. NavigateLA shows that that McVine Terrace has an unidentified street designation. McVine Avenue, which bisects McGroarty Street to the north, is designated a collector under Mobile Plan 2035 with a designated 66 foot right-of-way and a designated 40 foot roadway width.

3.2.2 Existing Conditions

The proposed project is located on W. McGroarty Street and N. McVine Trail on two dual zoned lots in the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area and the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan area.

The northerly portion of the subject site is an approximately 408,454 irregular-shaped square foot lot that fronts for approximately 238 linear feet on W. McGroarty Street bordering McVine Terrace to the west. An irregular-shaped lot that is not a part of the proposed project fronts for approximately 70 linear feet along W. McGroarty Street. Further east, the subject site extends for approximately 353 linear feet along W. McGroarty Street. This northerly portion of the subject site is zoned RE11-1 and RE40-1 and is designated for Low Residential and Minimum Residential land use by the Community Plan.

The southern portion of the subject site is an interior lot that abuts McVine Terrace at its northwest corner but otherwise has no direct access. This approximately 435,691 square foot lot is zoned RE40-1 and is designated for Minimum Residential land use by the Community Plan (See Figure A-1).

As shown in Figure A-2, the southern portion of the subject site is located within the Verdugo Mountains Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources, including abundant native wildlife and habitats and rare and sensitive plant and animal species. The Verdugo Mountains SEA is located in the Verdugo Mountains and includes areas south of the I-210, east of the I-5, and a portion of the mountains north of the I-210.

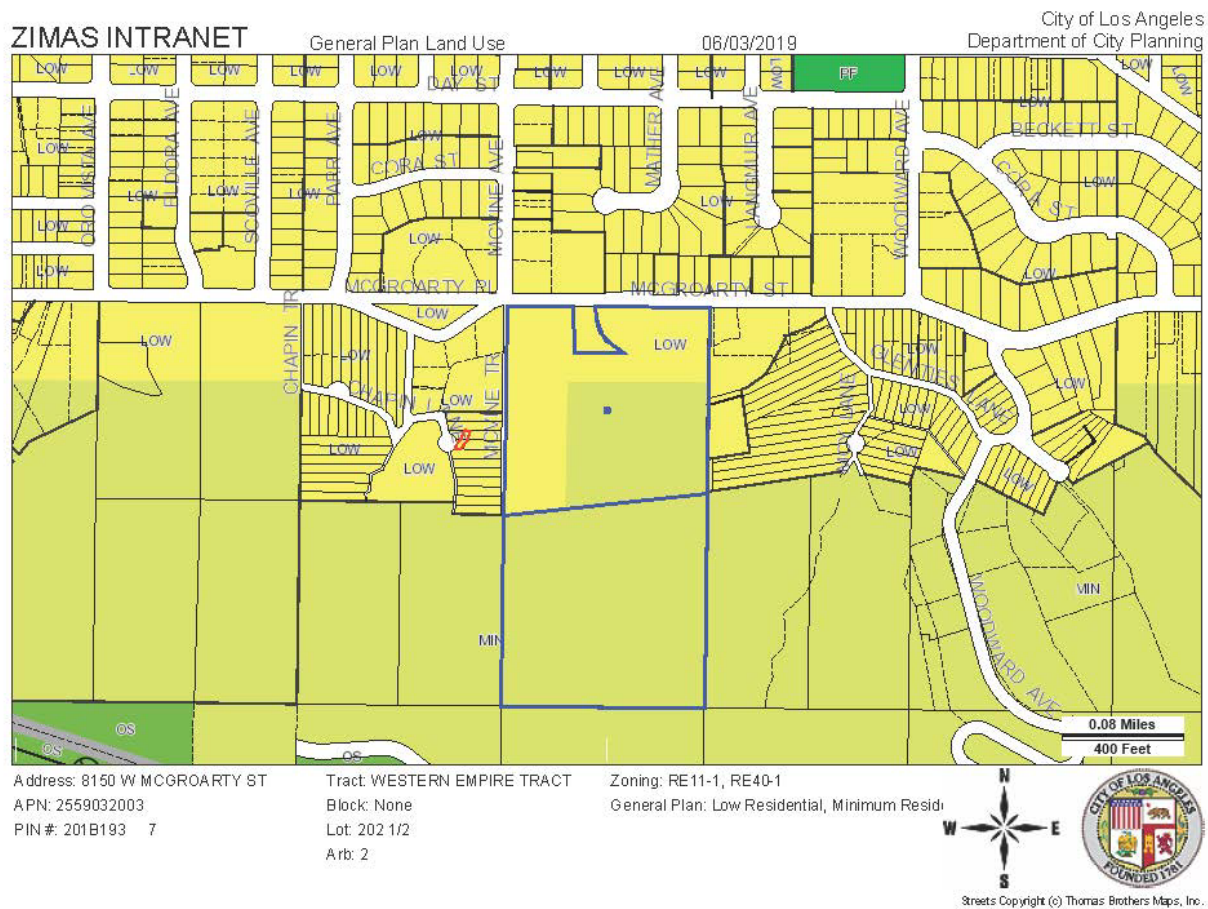


FIGURE A-1. GENERAL PLAN LAND USE DESIGNATION OF SUBJECT SITE AND VICINITY

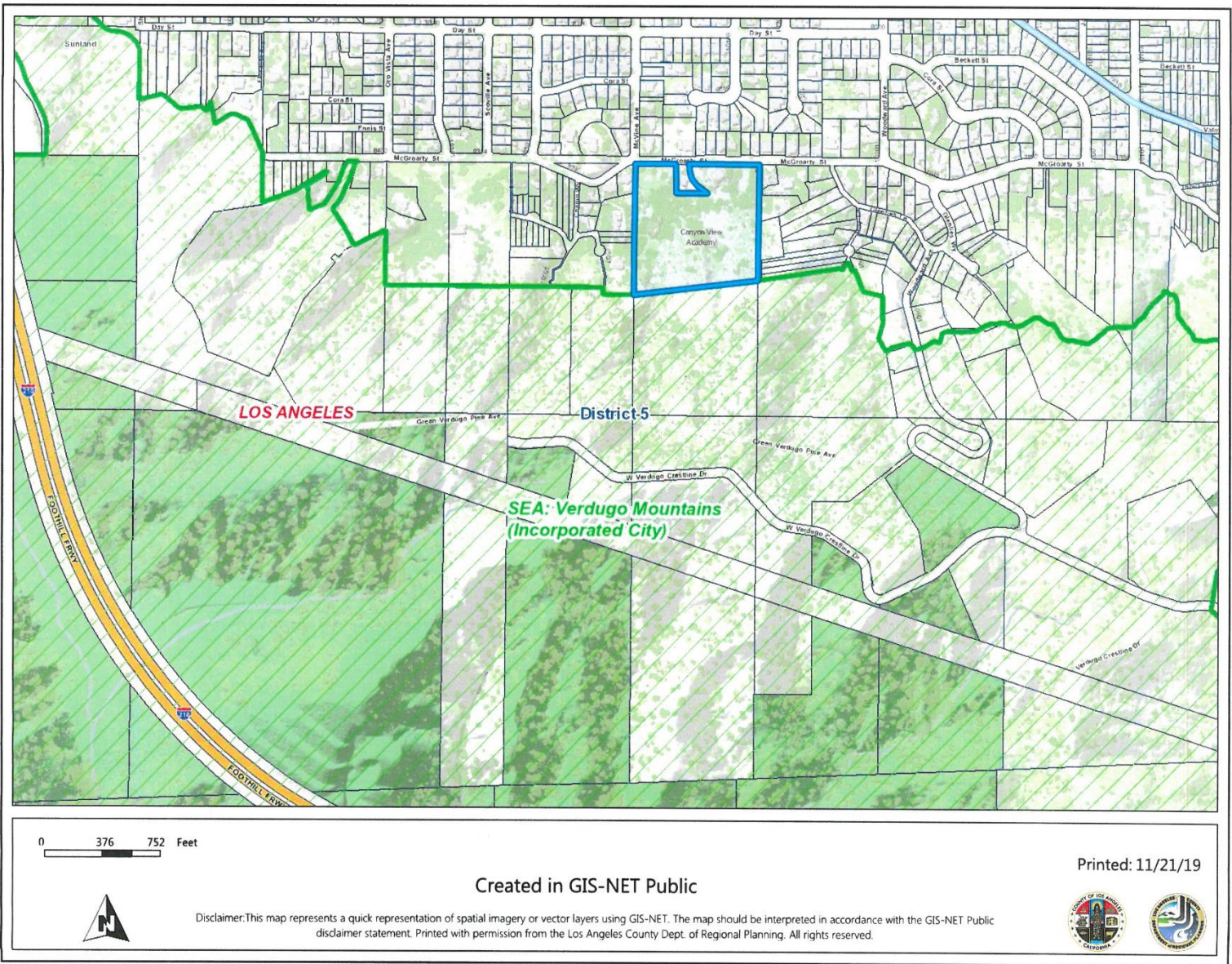


FIGURE A-2. VERDUGO MOUNTAINS SIGNIFICANT ECOLOGICAL AREA (SEA) SHOWN BY CROSSHATCHING

3.2.3 Surrounding Land Uses

The project site is in a designated Hillside area characterized by one- and two-story single-family dwellings and unimproved hillside terrain. The site is surrounded by one- and two-story single-family homes to the north on lots that are zoned R1-1-RFA and designated Low Residential by the Community Plan. To the west, across McVine Terrace, the site abuts vacant land and one- and two-story single-family dwellings on R1-1 Zoned lots designated Low Residential by the Community Plan. To the southwest, the subject site borders a RE40-1 Zoned lot that is designated for Minimum Residential. There is no direct access to the southerly portion of the subject site and the abutting property. The site located to the south of the subject site abuts an unimproved lot that fronts on Verdugo Crestline Drive that is zoned A1-1 and designated Medium Residential by the Community Plan. To the east, lots are zoned RE40-1 and designated Low Residential by the Community Plan. The approximately 14,476 square foot irregular-shaped lot bisecting the subject site and fronting on W. McGroarty Street is zoned RE11-1 and designated Low Residential by the Community Plan. This lot is improved with a one-story single-family dwelling. (see Figure A-3)

3.3 DESCRIPTION OF PROJECT



FIGURE A-3. AERIAL PHOTOGRAPH OF SUBJECT SITE AND VICINITY

3.3.1 Project Overview

The applicant is proposing to subdivide the two existing lots into 13 single-family residential lots ranging between 11,000 square feet and 442,278 square feet after dedication. The proposed Vesting Tentative Tract map is shown in Figure A-4. The zoning, Community Plan density, slope, and proposed square footage each lot is shown in Table A-1. The slope density calculations for proposed Lot Nos. 1-2, 4-7, and 9-13 are included herein as Appendix E.

FIGURE A-4. PROPOSED VTT-73957

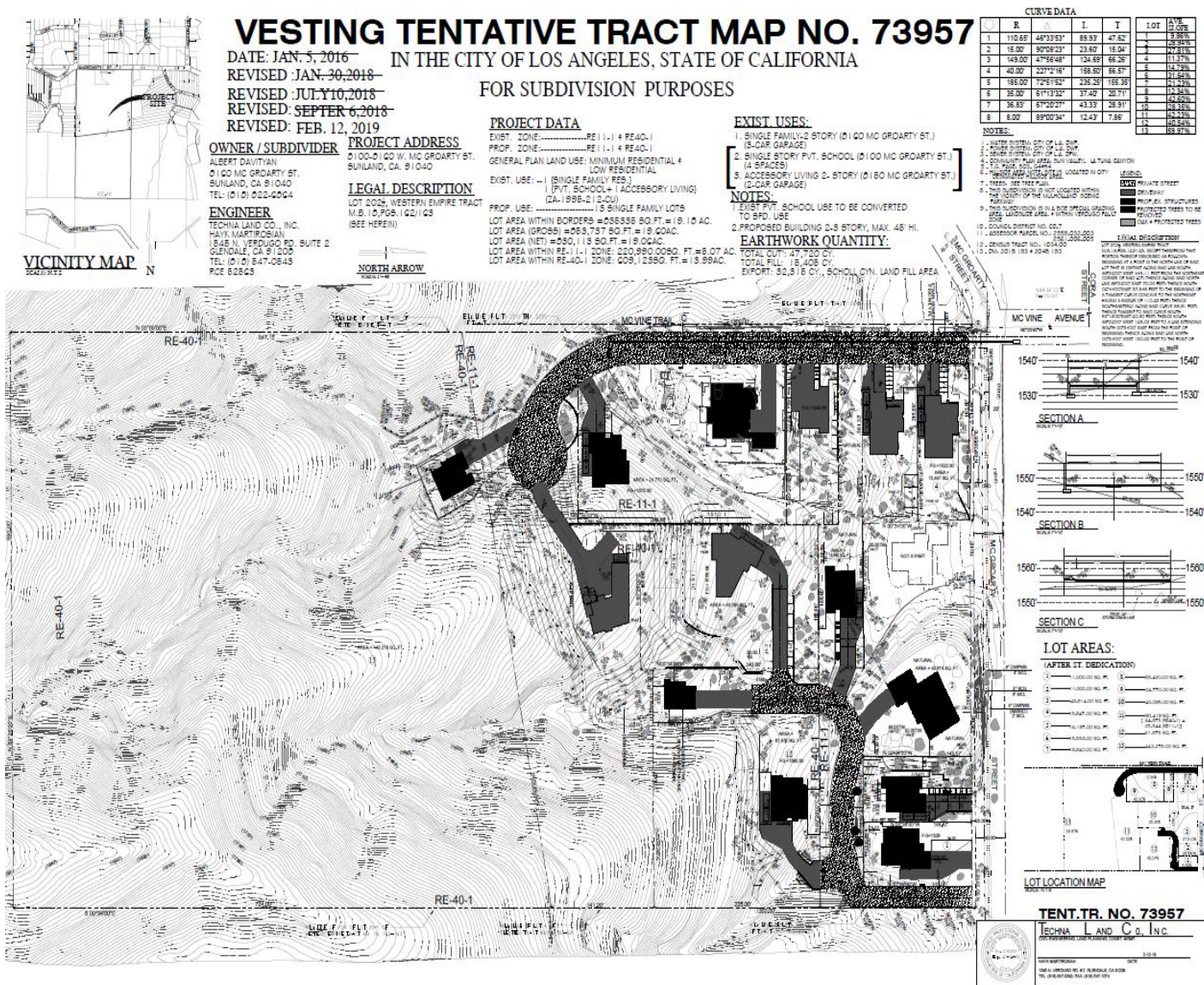


TABLE A-1. PROPOSED PROJECT OVERVIEW

LOT NO.	ZONING	COMMUNITY PLAN DESIGNATION	AREA, SQUARE FEET	PERCENT SLOPE
1	RE11-1	Low Residential	11,000	9.86
2	RE11-1	Low Residential	11,000	28.9
3	RE11-1	Low Residential	43,814	27.81
4	RE11-1	Low Residential	15,847	11.37
5	RE11-1	Low Residential	16,197	14.79
6	RE11-1	Low Residential	15,558	31.65
7	RE11-1	Low Residential	18,840	21.23
8	RE11-1	Low Residential	38,420	12.34
9	RE11-1	Low Residential	24,770	42.6
10	RE40-1	Minimum Residential	40,095	28.35
11	RE11-1	Low Residential	25,544	42.23
	RE40-1	Minimum Residential	64,875	
			90,419	
12	RE40-1	Minimum Residential	61,875	40.54
13	RE40-1	Minimum Residential	442,278	59.97

3.3.2 Design and Architecture

The applicant is proposing a 13 lot single-family subdivision. The project will maintain one existing two-story, 38,420 square foot single-family dwelling and three-car garage and one approximately 2,379 square foot private school with accessory living quarters to be converted to a single-family residence. An additional 11 single-family dwelling units are proposed for construction. Table A-2 shows the proposed area, height, and significant design features of each single-family home.

TABLE A-2. DESIGN FEATURES

LOT NO.	SQUARE FOOTAGE OF PROPOSED DWELLING UNIT	HEIGHT	PARKING	SIGNIFICANT DESIGN FEATURES
1	4,227	2-story, 29 feet, 10 inches	5 spaces (2 car garage, 3 outside spaces)	House Type H: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and neutral colors
2	3,530	2-story, 29 feet, 10 inches	4 spaces (2 car garage, 2 outside spaces)	House Type B: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and shadow colors
3				Private school and accessory structure to be converted to single-family dwelling
4	5,002	2-story, 29 feet, 10 inches	5 spaces (2 car garage, 3 outside spaces)	House Type A: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and smoke colors
5	5,002	2-story, 29 feet, 10 inches	5 spaces (2 car garage, 3 outside spaces)	House Type A: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and neutral colors
6	3,530	2-story, 29 feet, 10 inches	4 spaces (2 car garage, 2 outside spaces)	House Type B: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and shadow colors
7	3,530	2-story, 29 feet, 10 inches	4 spaces (2 car garage, 2 outside spaces)	House Type B: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and smoke colors
8				Existing 2-story single-family dwelling to remain
9	4,908	2-story, 29 feet, 10 inches	5 spaces (2 car garage, 3 outside spaces)	House Type C: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and shadow colors
10	4,652	2-story, 29 feet, 10 inches	5 spaces (2 car garage, 3 outside spaces)	House Type F: 5 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and neutral colors
11	4,334	2-story, 28 feet	5 spaces (3 car garage, 2	House Type E: 4 bedrooms; 1 st floor deck; aluminum frame doors; aluminum frame windows;

TABLE A-2. DESIGN FEATURES

LOT NO.	SQUARE FOOTAGE OF PROPOSED DWELLING UNIT	HEIGHT	PARKING	SIGNIFICANT DESIGN FEATURES
			outside spaces)	glass railing; smooth stucco colonial white and smoke colors
12	4,143 new structure; Existing 2-story guest house to remain	2-story, 29 feet, 10 inches	4 spaces (2 car garage, 2 outside spaces)	House Type G: 5 bedrooms; roof deck; covered balcony; covered patio; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and smoke colors
13	3,149	2-story, 29 feet, 11 inches	3 spaces (2 car garage, 1 outside space)	House Type D: 4 bedrooms; roof deck; aluminum frame doors; aluminum glass garage door; aluminum frame windows; glass railing; metal trellis; smooth stucco colonial white and smoke colors

According to slope density calculations provided by the applicant, the residential floor area of the proposed dwelling units is within the maximum allowed for Lots 1, 2, 4-7, and 9-13. No slope density calculations have been provided by the applicant for proposed Lots 3 and 8 where existing structures are located and are subject to remain. That said, for projects located within in the hillside areas are limited to no more than 1,000 square feet of Residential Floor Area (RFA) on top of existing improvements per Hillside Ordinance No. 184,402 OR LAMC 12.21 C.10 (c)

3.3.3 Open Space and Landscaping

The applicant is requesting discretionary approval of a 13-lot single-family subdivision and project permit compliance under the San Gabriel Verdugo Mountains Scenic Preservation Specific Plan. A landscape and irrigation plan shall be provided at the time of tract condition clearance as conditioned herein. Additionally, this particular project, if approved, will be reviewed by Urban Forestry due to the proposed removal of protected tree species.

3.3.4 Access, Circulation, and Parking

The proposed project site shows access from McGroarty Street, private streets along the eastern and western boundaries of the tract, and a private street that meanders through the northern portion of the tract and connects to the private street at the eastern tract boundary.

Each lot provides a minimum of two covered parking spaces and a minimum of one additional parking space as shown in Table A-2.

3.3.5 Lighting

The single-family residential dwelling units will be appropriately lit as regulated by the Los Angeles Department of Building and Safety (LADBS).

3.3.6 Sustainability Features

California Green Code and Title 24 requirements shall apply to the proposed 13 lot single-family subdivision.

3.3.7 Anticipated Construction Schedule

No information provided by the project applicant.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Mitigated Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to LAMC Sections 17.06 and 17.15, a Vesting Tentative Tract Map to create a 13 lot single-family subdivision with private street access on two lots totaling 853,737 gross square feet (19.6 acres).
- Pursuant to LAMC Section 11.5.7 C, a San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan Project Permit Compliance Review.
- Haul Route Approval for the grading of 32,315 cubic yards of export.
- Tree Removal Permits for the removal of seven protected trees (six Oak and one Sycamore) and up to 63 non-protected trees.
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, building permits, tree removal permits, and sign permits.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. A significant impact would occur if the proposed project would have a substantial adverse effect on a scenic vista. A scenic vista refers to views of focal points or panoramic views of broader geographic areas that have visual interest. A focal point view would consist of a view of a notable object, building, or setting. An impact on a scenic vista would occur if the bulk or design of a building or development contrasts enough with a visually interesting view, so that the quality of the view is permanently affected. The proposed project site is located within the geographic boundary of the San Gabriel Verdugo Mountains Scenic Preservation Specific Plan, but is not located within a Scenic Highway Corridor or Prominent Ridgeline Protection area as designated by Specific Plan Maps 1 and 2, respectively. The Specific Plan is

intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area, and is required to comply with the provisions to the Specific Plan including minimum grading and the preservation of natural features, such as prominent knolls or ridge lines. As such, impacts would be less than significant.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

No Impact. A significant impact would occur if the proposed project would substantially damage scenic resources within a State Scenic Highway. The City of Los Angeles' General Plan Mobility Element (Citywide General Plan Circulation System Maps) as well as the CalTrans website at http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/langeles.htm indicates that no State-designated scenic highways are located near the project site. Therefore, no impacts related to a State scenic highway would occur.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially degrade the existing visual character or quality of the project site and its surroundings. Significant impacts to the visual character of a site and its surroundings are generally based on the removal of features with aesthetic value, the introduction of contrasting urban features into a local area, and the degree to which the elements of the proposed project detract from the visual character of an area. The proposed project site is located within the geographic boundary of the San Gabriel Verdugo Mountains Scenic Preservation Specific Plan, but is not located within a Scenic Highway Corridor or Prominent Ridgeline Protection area as designated by Specific Plan Maps 1 and 2, respectively. The Specific Plan is intended to preserve, protect, and enhance the unique natural and cultural resources of the Plan area. All landscaped areas shall be maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect in accordance with LAMC Sections 12.40 and 12.41. The final landscape plan shall be reviewed and approved by the City of Los Angeles Department of City Planning during the building permit process. Retaining walls that can be viewed from the adjacent public right(s)-of-way shall incorporate one or more of the following to minimize their visibility: clinging vines, espaliered plants, or other vegetative screening; decorative masonry, or other varied and textured façade; or utilize a combination of methods. With the implementation design features and landscaping improvements to enhance the visual quality of the project site and its surroundings, any substantial adverse effect will be less than significant.

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact. A significant impact would occur if light and glare substantially altered the character of off-site areas surrounding the site or interfered with the performance of an off-site activity. Light impacts are typically associated with the use of artificial light during the evening and night-time hours. Glare may be a daytime occurrence caused by the reflection of sunlight or artificial light from highly polished surfaces, such as window glass and reflective cladding materials, and may interfere with the safe operation of a motor vehicle on adjacent streets. Daytime glare is common in urban areas and is typically associated with mid- to high-rise buildings with exterior façades largely or entirely comprised of highly reflective glass or mirror-like materials. Nighttime glare is primarily associated with bright point-source lighting that contrasts with existing low ambient light conditions. Areas where nighttime uses are located shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public and emergency response personnel. All pedestrian walkways, driveways, and vehicular access ways shall be illuminated with lighting fixtures. Lighting fixtures shall be harmonious with the building design. Wall mounted lighting fixtures to accent and complement architectural details at night may be installed on the buildings to provide illumination to pedestrians and motorists. Uplighting shall be prohibited anywhere on the site. All outdoor lighting shall be shielded and down-casted within the site in a manner that prevents the illumination of adjacent public rights-of-way, adjacent properties, and the night sky (unless otherwise required by the Federal Aviation Administration (FAA) or for other public safety purposes). Walkways and parking areas shall be maintained to provide sufficient illumination of the immediate environment so as to render objects or persons clearly visible for the safety of the public, employees, and emergency response personnel. With the implementation of these project design features, light impacts during nighttime hours will be reduced to a less than significant level.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 non-agricultural use?

No Impact. A significant impact would occur if the proposed project would convert valued farmland to non-agricultural uses. The project site is partially developed with a single-family dwelling unit, private school, and accessory living quarters. No Farmland, agricultural uses, or related operations are present within the project site or surrounding area. The project site is not included in the Farmland Mapping and Monitoring Program of the California Resources Agency. The subject site is identified on ZIMAS as being located within an Urban Agriculture Incentive Zone; however, the applicant is not proposing any agricultural use as part of the proposed project. Therefore, the proposed project would not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use, and no impact would occur.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. A significant impact would occur if the proposed project conflicted with existing agricultural zoning or agricultural parcels enrolled under the Williamson Act. The project site is not zoned for agricultural use or under a Williamson Contract. As the project site and surrounding area do not contain farmland of any type, the proposed project would not conflict with a Williamson Contract. Therefore, no impacts would occur.

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))?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. A significant impact would occur if the proposed project conflicted with existing zoning or caused rezoning of forest land or timberland, or resulted in the loss of forest land or in the conversion of forest land to non-forest use. The project site and the surrounding area are not zoned for forest land or timberland. Accordingly, the proposed project would not conflict with forest land or timberland zoning or result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project caused the conversion of farmland to non-agricultural use. The project site does not contain farmland, forestland, or timberland. Therefore, no impacts would occur.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> X	<input type="checkbox"/>
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The South Coast Air Quality Management District (SCAQMD) is the agency primarily responsible for comprehensive air pollution control in the South Coast Air Basin and reducing emissions from area and point stationary, mobile, and indirect sources. SCAQMD prepared the 2012 Air Quality Management Plan (AQMP) to meet federal and state ambient air quality standards. A significant air quality impact may occur if a project is inconsistent with the AQMP or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. As discussed in the Air Quality/Greenhouse Gas Study prepared for the proposed project by BPG Birdseye Planning Group (see Appendix G), the proposed project is not expected to conflict with or obstruct the implementation of the AQMP and SCAQMD rules. The proposed project is also subject to the City's Green Building Program Ordinance (Ord. No. 179,890), which was adopted to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Therefore, impacts would be less than significant.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

Less Than Significant Impact. A significant impact would occur if the proposed project would violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed project will involve 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. As discussed in the Air Quality/Greenhouse Gas Study prepared for the proposed project by BPG Birdseye Planning Group (see Appendix G), during the construction phase the proposed project would not likely exceed the regional SCAQMD significance thresholds for emissions of Carbon Monoxide (CO), Reactive Organic Compounds (ROG), Nitrogen Oxides (NOx), Particulate Matter (PM10 and PM2.5), and Sulfur Oxides (SOx). Therefore, regional emission impacts for the proposed project would be less than significant for all construction phases. Operational emissions associated with 13 single-family residences and associated vehicular trips would be consistent with other uses in the area. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. Additionally, the proposed project is mitigated elsewhere herein for potential greenhouse gas impacts (see Section VIII Greenhouse Gas Emissions). As such, impacts to air quality standards are less than significant.

c) Expose sensitive receptors to substantial pollutant concentrations?

Less than Significant Impact. The project will produce fugitive dust and mobile source emissions as a result of construction activity. The proposed project and the entire Los Angeles metropolitan area are located within the South Coast Air Basin, which is characterized by relatively poor air quality. The Basin is currently classified as a federal and State non-attainment area for Ozone (O3), Respirable Particulate Matter (PM10 and PM2.5), and lead (Pb) and a federal attainment/maintenance area for Carbon Monoxide (CO). It is classified as a State attainment area for CO, and it currently meets the federal and State standards for Nitrogen Dioxide (NO2), Sulfur Oxides (SOx), and lead (Pb). Because the Basin is designated as a State and/or federal nonattainment air basin for O3, PM10, PM2.5, and NO2, there is an on-going regional cumulative impact associated with these pollutants. However, an individual project can emit these pollutants without significantly contributing to this cumulative impact depending on the magnitude of emissions. This magnitude is determined by the project-level significance thresholds established by the SCAQMD. The project would be subject to regulatory compliance measures, which reduce the impacts of operational and construction regional emissions. As previously stated, the Air Quality/Greenhouse Gas Study prepared for the proposed project by BPG Birdseye Planning Group (Appendix G) suggests that construction and operational emissions would have less than significant thresholds. Furthermore, the proposed project is mitigated elsewhere herein for potential greenhouse gas impacts. Therefore, the project would not likely exceed the project-level SCAQMD localized significance thresholds for criteria air pollutants and the impact would be less than significant.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Potential sources that may emit odors during construction activities include equipment exhaust and architectural coatings. Odors from these sources would be localized and generally confined to the immediate area surrounding the project site. The proposed project would utilize typical construction techniques, and the odors would be typical of most construction sites and temporary in nature. As stated in the BPG Study (see Appendix G), construction of the proposed project would not cause objectionable odors.

According to the SCAQMD CEQA Air Quality Handbook, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. The proposed land uses would not result in activities that create objectionable odors. Therefore, the proposed project would result in a less-than-significant impact related to objectionable odors.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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 Wildlife or U.S. Fish and Wildlife Service?

Less Than Significant with Mitigation. A project would have a significant biological impact through the loss or destruction of individuals of a species or through the degradation of sensitive habitat. As discussed in the Protected Tree Report prepared by L. Newman Design Group Inc. (see Appendix A) the proposed project site includes 106 native protected trees and 63 non-protected mature trees on the subject site. Of the 106 native protected trees, three are Sycamores and 103 are Oaks. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore) and most of the 63 non-protected trees. Of the protected trees proposed for removal, three are located on proposed Lot 2, three are located on the proposed private street abutting Lots 1 and 2, and one is located on the private street bordering proposed Lot 13. The Protected Tree Report, which has been stamped and signed by the City's Urban Forestry Division, includes recommended mitigation measures, which are incorporated herein.

Additionally, a Biological Resources Assessment dated January 2020 was prepared by Rincon Consultants, Inc. (see Appendix B) for the subject site to document existing conditions and evaluate the potential for impact to special status biological resources. The report describes the property as used for residential estates and a mix of developed residences, disturbed open space, and natural lands. The surface topography of the subject site is described as variable with gentle to moderately sloped hills on the northern side of the site that becomes steep approaching the southern portion of the site where the terrain is largely undisturbed. The southern portion of the subject site is part of the Verdugo Mountains Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources. As discussed in the Rincon Biological Resources Assessment, the Verdugo SEA is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats and contains rare and sensitive plant and animal species. The Verdugo Mountains SEA is located in the Verdugo Mountains and includes areas south of the I-210, east of the I-5, and a portion of the mountains north of the I-210.

The report analyzes special-status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees. Rincon also references the Protected Tree Report prepared by L. Newman Design Group Inc. In their assessment, Rincon identifies five vegetation communities: mixed chaparral, non-native grasslands, bush poppy scrub, coast live oak woodland, and developed lands. The undeveloped property within the subject site consists of mixed chaparral in the steeper southern portion of the site, bush poppy scrub on the central ridges, patches of coast live oak woodlands in the western portion of the site, and non-native grasslands. Two additional vegetation areas that are not formalized are identified as well (coast live oak and ornamentals and mixed chaparral with coast live oak). General wildlife species include avian species, western fence lizards, California ground squirrel, gopher, mice, reptile, and invertebrate species. No fish or amphibian species were observed.

According to Rincon, based on existing site conditions, no special-status plant species were observed or otherwise detected; however, the project site has the potential to contain suitable habitat necessary to support at least eight special-status plant species (Nevin's barberry, mesa horkelia, white rabbit-tobacco, Greata's aster, Plummer's mariposa lily, slender mariposa lily, Robinson's pepper grass, Davidson's bush-mallow). None of the species named have a record of occurrence within 1 mile of the subject site within the last 10 years. Additionally, 11 special-status plant species have occurred within a 5 mile radius, but the closest occurrence are greater than 1 mile away from the subject site.

If present, special-status plant species have the potential to be directly impacted by construction activities; however, implementation of mitigation measures would reduce impacts to a less than significant level.

While 19 special-status wildlife species have been documented within a 5 mile radius of the subject site, no special-status wildlife species were observed or detected within the subject site. The mixed chaparral in the southern third of the subject site contains denser vegetation, with more native plants, providing greater opportunity to host more wildlife than the less dense areas on the northern portion of the project site. However, two special status wildlife-species have a low potential to occur at the subject site: coast horned lizard and coastal California gnatcatcher. There are no recent occurrences of these species within 1 mile of the subject site. If present, these species would be impacted during Project construction; however, with mitigation, any impact would be less than significant.

The Rincon Biological Resources Assessment states that while common birds are not considered special-status, such birds are protected by the Federal Migratory Bird Treaty Act (MBTA). Furthermore, habitat is present within the subject site that has the potential to support protected nesting birds. With mitigation, any impacts to nesting birds should be reduced to a less than significant level.

Rincon identified five special-status vegetation or habitat communities within a 5 mile radius of the subject site: Riversidian alluvial fan sage scrub, southern coast live oak riparian forest, southern mixed riparian forest, southern sycamore alder riparian woodland, and southern California arroyo chub/Santa Ana sucker stream. However, no special-status vegetation communities occur on the subject site.

MM BIO-1. Tree Preservation (Grading Activities). "Orange fencing" or other similarly highly visible barrier shall be installed outside of the drip line of locally protected and significant (truck diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert. The barrier shall be maintained throughout the grading phase, and shall not be removed until the completion and cessation of all grading activities.

MM BIO-2. 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.

MM BIO-3. Tree Removal (Locally Protected Species). Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:

- All protected tree removals require approval from the Board of Public Works.
- A minimum of four trees (a minimum of 15 gallons trees of like species) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division and per the approved Protected Tree Report stamped by Urban Forestry on January 17, 2019.
- A Tree Preservation Program per the approved Protected Tree Report stamped by Urban Forestry on January 17, 2019 shall include the following measures at a minimum:
 - The trees within 50' of proposed grading shall be fenced at their dripline with a minimum 5' high fence before any site grading commences. This fence shall remain during all phases of construction and shall not be moved or removed without the knowledge of the applicant and approval of the Urban Forestry Division.
 - Any brush clearance within the dripline areas shall be done by handwork only.
 - Watering shall be done on an as needed basis.
 - Native oaks are in a dormant state during the summer months and do not require regular or constant watering or fertilizing. Watering is normally contemplated only following long periods of extreme drought or to extend the rainy season.
 - If it is decided to fertilize any trees, it shall be based on the results of a soils report. The fertilizer shall be applied just prior to watering. Any fertilization program should be approved by a certified arborist.
 - Fertilization of these native oak trees may be detrimental in general drought conditions. The addition of fertilizer into a maintenance program may promote temporary growth flushes at a time when the tree would normally be maintaining regular growth or to even reduce the number of green leaves present.
 - Prior to construction, the vigor of the saved trees shall be assessed by a licensed arborist. If the trees are to be treated, it shall be by a California Licensed Pest Control Applicator for diseases which are abnormal conditions that interfere with the normal physiological functioning of a plant and/or pests that are present. These recommendations shall be made by a California Licensed Pest Control Advisor.
 - During all phases of construction, the health of the trees shall be monitored for disease symptoms. These problems, if they arise, shall be remedied.

- Initially, all grading/excavation within the dripline of encroached trees shall be done by hand under the inspection/observation of a licensed arborist. If any roots are encountered, they shall be saved (except in a cut situation) and covered with a minimum of 6" of sand.
- All pruned roots shall consist of clean-cut surfaces at a 90° angle and shall not be sealed.
- Do not: 1) Nail grade stakes or anything else to any native tree; 2) Remove natural leaf mulch within any native tree dripline, unless absolutely necessary; 3) Design and/or install any landscape planting, irrigation and/or utilities within the dripline of any native tree, unless approved; 4) Apply chemical herbicides within the dripline of any native tree.
- If retaining walls are to be built, all footings should be primarily in an outward direction (away from the trunk) and backfilled with topsoil from the site.
- The dust accumulation on the tree's foliage from nearby construction shall be hosed off periodically during construction when recommended by a certified arborist.
- The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.
- The irrigation system (i.e., drip system or comparable) to water the newly planted replacement trees shall be compatible with the watering requirement of the project's indigenous oak trees.
- The irrigation system maintenance program should water these replacement trees for at least the first 2-3 years to establish the trees. Once established, watering should be done only in the winter months during periods of severe drought.
- Bonding (Tree Survival):
 - a. The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.
 - b. The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.
 - c. In addition to the above conditions, replacement trees in a Significant Ecological Area (SEA) shall be monitored by a licensed arborist for a period of not less than seven years, with monitoring visits in years two, four, and seven.

MM BIO-4. Tree Removal (Public Right of Way).

- Removal of trees in the public right-of-way requires approval by the Board of Public Works.
- The required Tree Report shall include the location, size, type, and condition of all existing trees in the adjacent public right-of-way and shall be submitted for review and approval by the Urban Forestry Division of the Bureau of Street Services, Department of Public Works (213-847-3077).
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) trees in the public right-of-way.
- All trees in the public right-of-way shall be provided per the current Urban Forestry Division standards.

MM BIO-5. Removal of Trees in Significant Ecological Area. In addition to the tree removal mitigation measures above, for trees in an SEA, the applicant will provide documentation to show the following prior to the issuance of any grading or building permit:

- No grading or construction will endanger the health of any remaining trees in the SEA (i.e., trees that are not approved for removal).
- The removal of any tree in the SEA will not result in soil erosion through the diversion or increased flow of surface waters that cannot be satisfactorily mitigated.

MM BIO-6. Special-Status Plants. Prior to any vegetation clearing, grubbing, or other construction on site, seasonally timed special-status plant surveys shall be conducted by a qualified botanist to document the location(s) and number(s) of sensitive plant species within the project site, if present. The surveys shall be conducted in accordance with the current regional, state, and federal protocols and coincide with the appropriate blooming periods for each special-status plant species with potential to occur on the project site. Any special-status plant species observed on the project site shall be mapped onto an aerial photograph of the project site at a scale no less than 1"=200'. A special-status plant survey technical report shall be submitted to the City (and to other pertinent resource agencies if required) that documents the survey results prior to the onset of construction activities. If no special-status plant species are observed during the surveys, no further actions would be necessary. If seasonally timed plant surveys determine special-status plant species are present, then all special-status plants that can be avoided should be protected from harm during the construction phase of the proposed project. If special-status plant species cannot be avoided, a mitigation plan shall be developed at the direction of the lead agency. The mitigation plan should specify the methodology and requirements for compensating for the loss of special-status plant species at a 1:1 ratio. No special-status species should be removed without obtaining the appropriate permits.

MM BIO-7. Special-Status Wildlife. Prior to start of project activities, a qualified biologist shall conduct a Worker Environmental Awareness Program (WEAP) training to familiarize all personnel conducting project activities with the identification and life-history of special-status wildlife potentially present on the project site. A pre-construction survey for special-status wildlife shall be conducted in the construction area, plus a 50-foot buffer, not less than 2 weeks prior to the initiation of construction. If special-status wildlife is found and these individuals are likely to be killed or injured by construction activities, a qualified biologist shall be allowed sufficient time to capture and relocate the animals from the project site before construction activities begin. A qualified biologist(s) should relocate the individuals the shortest distance possible to a location that contains suitable habitat not likely to be affected by activities associated with the proposed project. The biologist(s) shall maintain sufficiently detailed records of any individual observed, captured, relocated, etc., including size, coloration, any distinguishing features and photographs (preferably digital) to assist in determining whether translocated animals are returning to the project site. If no special-status wildlife species are observed during the surveys, no further actions would be necessary. If surveys determine that special-status wildlife species are present, then all special status wildlife species that can be avoided shall be protected from harm during the construction phase of the proposed project. Although not expected, if preconstruction surveys determine the potential for “take” (injury, death, harassment, change of behavior, or loss of habitat) of California gnatcatcher, coordination with USFWS shall occur to obtain incidental take authorization. Implementation of these recommended measures would avoid and/or minimize potential impacts to special-status wildlife.

MM BIO-8. Wildlife-Impermeable Fencing, Wall or Enclosure. One impermeable enclosure for the purpose of protecting livestock or companion animals shall be permitted within the development footprint of any lot located within the Verdugo SEA.

MM BIO-9. Wildlife-Permeable Fencing in the Verdugo SEA. When needed to delineate lot boundaries or to section off development features, such as streets, trails, driveways, active recreation areas, or animal keeping structures, wildlife-permeable fencing shall be used outside of the building site area. Wildlife-permeable fencing shall be designed as follows unless otherwise required by the Los Angeles Municipal Code:

- a. Fences shall be of an open design and made of materials visible to wildlife, such as wood rail, steel pipe, vinyl rail, PVC pipe, recycled plastic rail, or coated wire;
- b. The bottom edge of the lowest horizontal element shall be no closer than 18 inches from the ground; and
- c. The top edge of the topmost horizontal element shall be no higher than 42 inches from the ground.
- d. Fencing shall be designed with materials not harmful to wildlife. Prohibited materials include, but are not limited to, spikes, glass, razor wire, and nets. All hollow fence and sign posts, or posts with top holes, such as metal pipes or sign posts with open bolt holes, shall be capped and the bolt holes filled to prevent the entrapment of bird species.

MM BIO-10. Window Reflectivity Within the Verdugo SEA. The windows of all structures within the boundaries of the Verdugo SEA shall be comprised of non-glare/non-reflective glass or utilize methods to achieve non-reflectivity.

MM BIO-11. Outdoor Lighting Within the Verdugo SEA. Outdoor lighting within the Verdugo SEA shall be directed to avoid light trespass upwards into the night sky and onto natural habitat areas.

MM BIO-12. Utilities. Within the boundaries of the Verdugo SEA, all utilities shall be undergrounded.

MM BIO-13. Landscaping Within the Verdugo SEA. For all areas within the Verdugo SEA, Landscape plans shall be submitted that includes all cut and fill slopes, areas disturbed by the proposed construction activities, required fuel modification or brush clearance, and any proposed restoration areas.

- a. All development shall minimize removal of natural vegetation to minimize erosion and sedimentation and impacts to biological resources.
- b. All cut and fill slopes and other areas disturbed by construction activities shall be landscaped or revegetated.
- c. Plant materials shall consist of a mix of locally indigenous, drought-tolerant plant species and non-invasive drought-tolerant ornamental plants and gardens with associated irrigation.

MM BIO-14. Nesting Birds. To avoid impacts to nesting birds, project-related activities should occur outside of the bird breeding season (February 1 to August 31) to the extent practicable. If construction must occur during the bird breeding season, then no more than 1 week prior to initiation of ground disturbance and/or vegetation removal, a nesting bird and raptor pre-construction survey should be conducted by a qualified biologist in the disturbance footprint plus a 300-foot buffer (500-foot for raptors), where feasible. If the proposed project is phased, a subsequent pre-construction nesting bird and raptor survey may be required prior to each phase of construction within the project site. Pre-construction nesting bird and raptor surveys should be conducted during the time of day when birds are active and should be of sufficient duration to reliably conclude presence/absence of nesting birds and raptors onsite and within the designated vicinity. A report of the nesting bird and raptor survey results, if applicable, should be submitted to the lead agency for review and approval prior to ground and/or vegetation disturbance activities. If nests are found, their locations should be flagged. An appropriate avoidance buffer, depending upon the species and the proposed work activity, should be determined and demarcated by a qualified biologist with bright orange construction fencing or other suitable flagging. Active nests should be monitored at a minimum of once per week until it has been determined that the nest is no longer being used by either the young or adults. No ground disturbance should occur within this buffer until the qualified biologist confirms that the breeding/nesting is complete, and all the young have fledged. If project activities must occur within the buffer, they should be conducted at the discretion of the qualified biologist. If no nesting birds are observed during pre-construction surveys, no further actions would be necessary.

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 Wildlife or U.S. Fish and Wildlife Service? Less Than Significant with Mitigation.

Less Than Significant with Mitigation. A significant impact would occur if any riparian habitat or natural community would be lost or destroyed as a result of urban development. As previously stated, the applicant submitted a Biological Resource Assessment dated January 2020. This assessment identified jurisdictional drainages on site including three features. Two of these features run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site).

The December 2019 reconnaissance survey confirmed the presence of potentially jurisdictional drainages on site (Figure 4). These include three features, two of which start outside of the boundaries of the southern project edge and traverse north until eventually connecting to form one feature that terminates near the center of the project site. These features do not make a connection to downstream waters, and as a result are not subject to United States Army Corps of Engineers (USACE) jurisdiction. However, preliminary field assessment indicated that such features may be subject to Los Angeles Regional Water Quality Control Board (LARWQCB) and CDFW jurisdictions based on the presence of ephemeral streambeds with defined beds and banks. Based on current project designs and presence of an intermittent drainage located in the development footprint, one feature may be significantly impacted due to project-related activities. As a result, the project would likely require consultation with CDFW and LARWQCB to determine if permits are necessary for the proposed project.

An additional feature was observed in the western portion of the project site. This intermittent drainage was not indicated during database review; however, the feature displayed a clear bed and bank. No impacts to this drainage are expected to occur due to its location as it relates to the project footprint.

Based on the Project design and presence of intermittent drainage, the potential permanent impacts from the project are minor at 0.009-acre (392-square feet) and would occur at the terminus of the drainages. Therefore, no downstream impacts would occur as there are no downstream resources. For these reasons, the project would have negligible impact to water quality or habitat for fish and wildlife. Moreover, because the features do not make a connection to downstream waters, they are not subject to U.S. Army Corps of Engineers jurisdiction. However, these features may be subject to the jurisdictions of the Los Angeles Regional Water Quality Control Board (LARWQCB) and California Department of Fish and Wildlife (CDFW).

A delineation of waters of the U.S. and “waters of the state” was conducted on June 12, 2024 throughout the project site and included the area within the bed and banks of any jurisdictional features and any possible associated riparian areas. The project site is located within both the northern foothills of the Verdugo Mountains and within (developed) lowland areas north of the Verdugo Mountain foothills. The lowland areas are within the northern part of the project site, and the foothill areas are within the central and southern parts of the project site. The topography for the project site is generally flat within the lowland areas in the northern project site and undulates between differential valleys and foothill peaks in the central and southern parts of the project site.

An Addendum to the 2020 Bio Resources Assessment released on February 2025 concluded that there are three drainages (Drainage #1, Drainage #2, and Drainage #3) on the project site.

Drainage #1 would not be impacted by the project. For Drainage #2, it was found that 41 Linear Feet/0.005-acres of RWQCB and CDFW jurisdiction would be impacted by the project. For Drainage #3, it was found that 35 Linear Feet/0.005-acres of RWQCB and CDFW jurisdiction would be impacted by the project. The total project impacts would include a total of 76 linear feet/0.009-acres of RWQCB and CDFW jurisdiction.

While the impacts would require permits from agencies to comply with the Porter-Cologne Water Quality Control Act and California Fish and Game Code Section 1600, it is unlikely that these impacts would be considered significant per the thresholds of CEQA due to the small size and lack of downstream effects. Nonetheless, proposes permitting and compensatory mitigation to ensure the project complies with the applicable regulations and reduces any potential impacts to a level that is less than significant according to the thresholds of CEQA.

MM BIO-15. Jurisdictional Delineation Impacts and Permitting. The impacts (i.e. permanently filling the drainages) will require permitting with both agencies:

- **California Department of Fish and Wildlife.** Due to impacts to streambed the project will require a Lake and Streambed Alteration Agreement with the CDFW per Section 1600 of the Fish and Game Code. The project shall complete an online application with the CDFW for these impacts and should receive the permit prior to start of construction.
- **Los Angeles Regional Water Quality Control Board (RWQCB).** The project is within Region 4, Los Angeles RWQCB and an Application for Waste Discharge Requirements is required for the project per the Porter Cologne Act.

MM BIO-16. Avoidance and Minimization. The following Best Management Practices (BMPs) shall be implemented:

- i. Any material/spoils generated from project activities should be located away from jurisdictional areas or special-status habitat and protected from storm water run-off using temporary perimeter sediment barrier such as berms, silt fences, fiber rolls, covers, sand/gravel bags, and straw bale barriers, as appropriate.
- ii. Materials should be stored on impervious surfaces or plastic ground covers to prevent any spills or leakage from contaminating the ground and generally at least 50 feet from the top of bank.
- iii. Any spillage of material would be stopped if it can be done safely. The contaminated area will be cleaned, and any contaminated materials properly disposed. For all spills, the project foreman or designated environmental representative would be notified.

MM BIO-17. Compensatory Mitigation. The project applicant shall consult with the agencies (Los Angeles Regional Water Quality Control Board, California Department of Fish and Wildlife, and/or U.S. Army Corps of Engineers) anticipated to assert jurisdiction over the drainages, as evaluated in the jurisdictional delineation report per MM BIO-15 above. Based on such consultation, appropriate permits should be obtained prior to disturbance of jurisdictional resources. In addition, compensatory mitigation for impacts to jurisdictional features should be identified prior to disturbance of the features. A 1:1 mitigation ratio should be used, unless a higher ratio is required by the Los Angeles Regional Water Quality Control Board, California Department of Fish and Wildlife, and/or U.S. Army Corp of Engineers. Mitigation may take the form of permittee-responsible onsite or offsite mitigation or purchasing credits from an approved mitigation bank. The applicant should comply with the compensatory mitigation required and proof of compliance, along with copies of permits obtained from the Los Angeles Regional Water Quality

Control Board, California Department of Fish and Wildlife, and/or U.S. Army Corp of Engineers, should be provided to the City.

In addition, habitat improvements shall be made upstream of the impacted areas that include planting of 5 native oaks along a total of 76-linear feet of Drainages #2 and #3. Mitigation proposed for impacts to protected oaks and other native trees in the existing biology report will require numerous replacement plantings that must be shown on the project Landscaping Plan. A minimum of 5 of these replacement oak tree plantings be placed along Drainage #2 and #3 in areas near the disturbance that currently lack native tree cover. These plantings should be shown on the Landscaping Plan and should be cared for according to the requirements in any oak tree removal permit. The replacement oak plantings along the drainages would improve habitat conditions along the stream for native fish and wildlife and these improvements would reduce the potential impacts to jurisdictional resources to a less than significant level per the thresholds of CEQA.

MM BIO-18. Compensatory Mitigation Plan. The project is subject to the following provisions (i-iii) as identified below.

- i. Prior to ground disturbance activities that could impact potentially jurisdictional drainages, the project applicant shall consult with the agencies (LARWQCB, CDFW, and/or USACE) anticipated to assert jurisdiction over the drainages, as evaluated in the jurisdictional delineation report to be developed per MM BIO-2a. Based on such consultation, if permits are required for the project, appropriate permits should be obtained prior to disturbance of jurisdictional resources.
 - a. A 1:1 mitigation ratio (for non-protected trees) shall be used, unless a higher ratio is required by LARWQCB, CDFW, and/or USACE. Mitigation may take the form of permittee-responsible onsite or offsite mitigation or purchasing credits from an approved mitigation bank. The applicant shall comply with the compensatory mitigation required and proof of compliance, along with copies of permits obtained from LARWQCB, CDFW, and/or USACE, should be provided to the City.
- ii. A Compensatory Mitigation Plan be prepared that outlines the compensatory mitigation approach in coordination with the LARWQCB, CDFW, and/or USACE. If onsite mitigation is proposed, the Compensatory Mitigation Plan should identify those portions of the site, such as relocated drainage routes, that contain suitable characteristics (e.g., hydrology) for restoration. Determination of mitigation adequacy should be based on comparison of the restored habitat with similar, undisturbed habitat in the site vicinity (such as upstream or downstream of the site). The Compensatory Mitigation Plan should include remedial measures if performance criteria are not met. At minimum, the Compensatory Mitigation Plan should include the following:
 - A description of the purpose and goals of the restoration
 - Identification of success criteria and performance standards for compensatory mitigation at a minimum 1:1 ratio
 - Methods of site preparation
 - Irrigation plan and schedule
 - BMPs
 - Maintenance and monitoring program
 - Adaptive management strategies
 - Key stakeholders and responsible parties
 - Funding
 - Contingencies

- iii. If mitigation is implemented off-site, off-site land should be preserved through a deed restriction or conservation easement and the Compensatory Mitigation Plan should identify an approach for funding assurance for the long-term management of the conserved land.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

Less Than Significant with Mitigation. The submitted Biological Resource Assessment dated January 2020 identified potentially jurisdictional drainages on site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). Because the features do not make a connection to downstream waters, they are not likely to be subject to U.S. Army Corps of Engineers jurisdiction. However, these features may be subject to the jurisdictions of the Los Angeles Regional Water Quality Control Board and California Department of Fish and Wildlife.

That said, according to the Biological Resource Assessment Addendum (2025) based on current project designs and presence of an intermittent drainage located in the development footprint, the potential permanent impacts from the project are minor at 0.009-acre (392-square feet) and would occur at the terminus of the drainages. Therefore, no downstream impacts would occur as there are no downstream resources. For these reasons, the project would have negligible impact to water quality or habitat for fish and wildlife.

Moreover, an additional feature was observed in the western portion of the project site. This intermittent drainage was not indicated during database review; however, the feature displayed a clear bed and bank. Impacts to jurisdictional areas would be significant but mitigable. The jurisdictional delineation report and addendum to the Biological Resource Assessment, implementing avoidance and minimization measures and/or habitat compensation and developing a Compensatory Mitigation Plan, as required by MM BIO-15 through MM BIO-18 would reduce potential direct and indirect impacts to these features to a less than significant level. Therefore, with mitigation as proposed herein, any impacts would be reduced to a less than significant level. **(See MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18 above)**

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?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would interfere with, or remove access to, a migratory wildlife corridor or impede use of native wildlife nursery sites. As discussed in the Protected Tree Report prepared by L. Newman Design Group Inc. (see Appendix A) the proposed project site includes 106 protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six oak and one sycamore) and up to 63 non-native, non-protected trees.

The Biological Resources Assessment (Appendix B) prepared by Rincon analyzes special-status plant and wildlife species, nesting birds and raptors, sensitive plant communities, jurisdictional waters and wetlands, wildlife movement, and locally protected resources, such as protected trees. Rincon also references the Protected Tree Report prepared by L. Newman Design Group Inc. In their assessment, Rincon identified five vegetation communities: mixed chaparral, non-native

grasslands, bush poppy scrub, coast live oak woodland, and developed lands. The undeveloped property within the subject site consists of mixed chaparral in the steeper southern portion of the site, bush poppy scrub on the central ridges, patches of coast live oak woodlands in the western portion of the site, and non-native grasslands. Two additional vegetation areas that are not formalized are identified as well (coast live oak and ornamentals and mixed chaparral with coast live oak). General wildlife species include avian species, western fence lizards, California ground squirrel, gopher, mice, reptile, and invertebrate species. No fish or amphibian species were observed.

According to Rincon, based on existing site conditions, no special-status plant species were observed or otherwise detected; however, the project site has the potential to contain suitable habitat necessary to support at least eight special-status plant species (Nevin's barberry, mesa horkelia, white rabbit-tobacco, Greata's aster, Plummer's mariposa lily, slender mariposa lily, Robinson's pepper grass, Davidson's bush-mallow). None of the species named have a record of occurrence within 1 mile of the subject site within the last 10 years. Additionally, 11 special-status plant species have occurred within a 5 mile radius, but the closest occurrence are greater than 1 mile away from the subject site.

General wildlife species identified by Rincon include avian species, lizards, squirrel, gopher, mice, and reptile. No fish or amphibian species were observed. According to Rincon, based on existing site conditions, only one special status wildlife species, the coast horned lizard has a moderate potential to occur within the project site, but there are no records of occurrence of this species on or near the site.

The nearest recognized wildlife linkage is north of Sunland in the San Gabriel Mountains. According to Rincon, the Project site is not located within an Essential Connectivity Area as determined by the California Essential Habitat Connectivity Project. Rincon states that the Project site is not located within a Regional Wildlife Linkage or other formally recognized wildlife movement corridor. However, as previously discussed, the southern portion of the Project site is located within the Verdugo Mountains Significant Ecological Area (SEA). As such, the Project site is immediately adjacent to an undeveloped natural open space containing native vegetation that could to serve as a buffer between existing development and habitat, and therefore, is potentially part of a movement corridor or habitat linkage system. As discussed in the Rincon Biological Resources Assessment, the Verdugo SEA is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats. According to Rincon, the area proposed for development is a small portion of the undisturbed lands (less than 5 percent of total) at the Project site and is located near existing developments. With mitigation, any impacts would be less than significant.

Additionally, the Rincon assessment found that habitat is present within the project site that has the potential to support protected nesting birds. Nesting birds are protected under the Federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code, Section 703 et seq., see also Title 50, Code of Federal Regulation, Part 10) and Section 3503 of the California Department of Fish and Wildlife Code. As such, with mitigation, impacts to wildlife will be less than significant.

(See MM BIO-7, MM BIO-8, MM BIO-9, MM BIO-10, MM BIO-11, MM BIO-12, MM BIO-14 above)

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would be inconsistent with local regulations pertaining to biological resources. The proposed project would not conflict with any policies or ordinances protecting biological resources, such as the City of Los Angeles Protected Tree Ordinance (No. 177,404). As previously stated, the project site contains locally-protected biological resources, and is mitigated herein. The proposed project would be required to comply with the provisions of the Migratory Bird Treaty Act and the California Fish and Game Code. Both the Migratory Bird Treaty Act and California Fish and Game Code protect migratory birds that may use trees on or adjacent to the project site for nesting, and may be disturbed during construction of the proposed project.

In addition, applying a compensatory mitigation plan (discussed above) includes mitigation proposed for impacts to protected oaks and other native trees in the existing biology report will require numerous replacement plantings that must be shown on the project Landscaping Plan. A minimum of 5 of these replacement oak tree plantings be placed along Drainage #2 and #3 in areas near the disturbance that currently lack native tree cover. These plantings should be shown on the Landscaping Plan and should be cared for according to the requirements in any oak tree removal permit. The replacement oak plantings along the drainages would improve habitat conditions along the stream for native fish and wildlife and these improvements would reduce the potential impacts to jurisdictional resources to a less than significant level per the thresholds of CEQA.

Therefore, with mitigation as proposed herein, the Project would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance, and less than significant impacts would occur. (See MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-14, MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18 above)

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?

Less Than Significant with Mitigation. As previously discussed, the proposed Project site is located within the Verdugo Mountains Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources. As discussed in the Rincon Biological Resources Assessment, the Verdugo SEA is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats and contains rare and sensitive plant and animal species.

Although the project is at the edge of a sizeable expanse of natural habitat within the Verdugo Mountains, and so wildlife movement may occur on-site as part of normal movements within that habitat area, the project site does not connect the Verdugo Mountains to any other habitat area,

nor is it a “buffer” between natural habitat and existing development because a portion of the project site is already developed. Moreover, the project plans to leave the vast majority of the land in the southern half of the project site undeveloped. As a result, proposed developments would be clustered adjacent to existing developments therefore the project is not expected to significantly fragment existing natural lands as it pertains to wildlife movement. Therefore, according to the 2020 Biological Resource Assessment, the proposed project is not expected to conflict with the objectives of the SEA for species conservation, biotic diversity, or habitat linkages.

As previously discussed, the Project site is located within the geographic area of the San Gabriel Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175,736). The purpose of the Specific Plan is to preserve, protect and enhance the unique natural and cultural resources of the area. The Specific Plan regulates prominent ridgelines; biological resources, including oak trees and unique native plant communities; scenic highway corridors; and equine keeping. The subject site is not located within a prominent ridgeline protection area or a scenic highway corridor. The site is not zoned “K” for equine keeping but does fall under ZI-2438 to require distances for equine use as regulated by the Los Angeles Department of Building and Safety. Section 8.B of the Specific Plan regulates the removal of oak trees and Section 9.C prohibits specific non-native plant species.

Finally, the subject site is adjacent to the Rim of the Valley Corridor, which includes the Verdugo Mountains, San Gabriel Mountains, Simi Hills, Santa Susana Mountains, and Santa Monica Mountains. The Rim of the Valley Corridor is comprised of open space lands that support plant and animal wildlife.

With the implementation of the Specific Plan and the mitigation measures included herein, any impact to conservation plans shall be less than significant.

BIO-19. Prohibited Use of Anticoagulant Rodenticides. During construction activities and upon project occupancy, the use of anticoagulant rodenticides which have the potential to significantly degrade biological resources, shall be prohibited throughout the tract. Individual property owners shall use nonpoisonous methods to control rodent pests, including sealing entrances to buildings, sanitizing property, removing rodent habitats, such as ivy or wood piles, setting traps, and erecting raptor poles or owl boxes. The above prohibition shall be clearly described and distributed to home buyers through their purchase contracts.

(See MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-4, MM BIO-5, MM BIO-14, MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18 above)

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially alter the environmental context of, or remove identified historical resources. The proposed project site is improved with a single-family dwelling, private school, and accessory dwelling unit. None of these structures have been identified as historic resources by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register. In addition, the site was not found to be a potential historic resource based on SurveyLA, the citywide survey of Los Angeles or the City's HistoricPlacesLA website.

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on July 14, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On August 2, 2016, a tribal response was received from the Gabrieleno Band of

Mission Indians – Kizh Nation. On December 4, 2017, a tribal response was received from the Fernandeño Tatavian Band of Mission Indians. The tribes requested consultation, which is discussed in Section XVIII, Tribal Cultural Resources, and agreed to unanticipated discovery conditions.

A Cultural Resources Survey and Impact Assessment for a 20 Acre Property at 8100/8150 McGroarty Street in Sunland, Los Angeles County, California prepared by C. A. Singer & Associates, Inc. dated March 16, 1990 (see Appendix C) states that no prehistoric or early historic resources were found on the subject site, but the remains of an extensive terraced and irrigated garden, old bulldozed roadway, and small concrete slab foundation were observed along with three occupied houses. The study concluded that no known or suspected cultural resources exist on the subject site, and no additional archaeological investigations are recommended.

The applicant submitted an updated Cultural Resources Survey prepared by Anza Resource Consultants dated July 2019 (see Appendix F). Based on a cultural resource records search, Native American scoping, and pedestrian survey, no cultural resources were identified within or adjacent to the project site. However, regulatory compliance measures, as recommended by Anza Resource Consultants, are included as a condition of approval within the associated Case No. VTT-73957 (Unanticipated Discovery of Cultural Resources, Unanticipated Discovery of Human Remains) to avoid potential impacts from the unanticipated discovery of cultural resources during project related ground disturbing activities.

As such, the project will have less than significant impact on historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

Less Than Significant Impact. A significant impact would occur if a known or unknown archaeological resource would be removed, altered, or destroyed as a result of the proposed development. Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources that meet the criteria for historical resources or resources that constitute unique archaeological resources. A project-related significant impact could occur if a project would significantly affect archaeological resources that fall under either of these categories. Additionally, the Cultural Resources Assessments of the subject site (see Appendices C and F) concluded that no known or suspected cultural resources exist on the subject site, and no additional archaeological investigations are recommended.

If archaeological resources are discovered during excavation, grading, or construction activities, work shall cease in the area of the find until a qualified archaeologist has evaluated the find in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Per regulatory compliance measures, personnel of the proposed project shall not collect or move any archaeological materials and associated materials. Construction activity may continue unimpeded on other portions of the Project site. The found deposits would be treated in accordance with federal, State, and local guidelines, including those

set forth in California Public Resources Code Section 21083.2. Therefore, the impact would be less than significant.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. A Cultural Resources Survey and Impact Assessment for the subject property prepared by C. A. Singer & Associates, Inc. dated March 16, 1990 (see Appendix C) states that no prehistoric or early historic resources were found on the subject site, but the remains of an extensive terraced and irrigated garden, old bulldozed roadway, and small concrete slab foundation were observed along with three occupied houses. The study concluded that no known or suspected cultural resources exist on the subject site, and no additional archaeological investigations are recommended.

The applicant submitted an updated Cultural Resources Survey prepared by Anza Resource Consultants dated July 2019 (see Appendix F). Based on a cultural resource records search, Native American scoping, and pedestrian survey no cultural resources or human remains were identified within or adjacent to the project site.

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on July 14, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On August 2, 2016, a tribal response was received from the Gabrieleno Band of Mission Indians – Kizh Nation. On December 4, 2017, a tribal response was received from the Fernandeño Tatavian Band of Mission Indians. The tribes requested consultation which is discussed in Section XVIII, Tribal Cultural Resources.

Based on the Cultural Resources Survey submitted by the project applicant and the Tribal consultation, the standard measures recommended by Anza Resource Consultants are included as a condition of approval within the associated Case No. VTT-73957 with regulatory compliance measures (Unanticipated Discovery of Cultural Resources, Unanticipated Discovery of Human Remains). Therefore, the proposed project would have a less than significant impact on any human remains.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less Than Significant Impact. The proposed Project will be subject to all applicable regulations implemented by Title 24, the City of Los Angeles Green Building Code, and the City's Department of Water and Power during construction and operations. As such, any impacts due to wasteful, inefficient, or unnecessary consumption of energy will be less than significant.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The State of California Energy Commission and the City's Departments of Water and Power and Public Works offer programs to encourage energy efficiency. The proposed Project would not conflict with or obstruct either state or local plans for renewable energy or energy efficiency.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) 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.

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or result in property damage as a result of a fault rupture occurring on the project site and if the project site is located within a State-designated Alquist-Priolo Zone or other designated fault zone. ZIMAS shows that the subject site is located within the Verdugo Fault Zone but not within the Alquist-Priolo Fault Zone. The Geologic and Soils Engineering Exploration Update prepared by Byer Geotechnical, Inc. dated March 3, 2016 and April 18, 2018 (see Appendix D) states that no known active faults cross the subject property.

The Alquist-Priolo Earthquake Fault Zoning Act is intended to mitigate the hazard of surface fault rupture on structures for human occupancy. Therefore, less than significant impacts would occur.

ii) Strong seismic ground shaking?

Less Than Significant Impact. A significant impact would occur if the proposed project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking. The entire Southern California region is susceptible to strong ground shaking from severe earthquakes. Consequently, development of the proposed project could expose people and structures to strong seismic ground shaking. However, the proposed project would be designed and constructed in accordance with State and local Building Codes to reduce the potential for exposure of people or structures to seismic risks to the maximum extent possible. The proposed project would be required to comply with the California Department of Conservation, Division of Mines and Geology (CDMG), which provides guidance for the evaluation and mitigation of earthquake-related hazards, and with the seismic safety requirements in the Uniform Building Code (UBC) and the LAMC. Compliance with such requirements would reduce seismic ground shaking impacts to the maximum extent practicable with current engineering practices. Therefore, impacts related to strong seismic ground shaking would be less than significant.

iii) Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Based upon the criteria established in the City of Los Angeles CEQA Thresholds Guide, a significant impact may occur if a proposed project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. According to ZIMAS, the subject site is not located within a Liquefaction Zone. Furthermore, the Byer Geotechnical, Inc. report states that the site is not in an area where there is historic occurrence of liquefaction. Finally, the Los Angeles Department of Building and Safety, Grading Department issued a Geology and Soils Report Approval Letter dated May 15, 2018 (Log #93472-02) and their conditions are incorporated herein, by reference. Therefore, impacts related to seismic ground failure, including liquefaction, would be less than significant.

iv) Landslides?

Less Than Significant Impact. A significant impact would occur if the proposed project would be implemented on a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated.

According to ZIMAS, the southern portion of the subject site is designated as a landslide area, and the entire site is located within a hillside area. The applicant submitted a geology and soils report to the Department of Building and Safety for review (see Appendix D). The Building and Safety, Grading Department issued a Soils Approval Letter dated May 15, 2018 (Log #93472-02) and their conditions are incorporated herein, by reference. As such, impacts due to landslide would be less than significant.

b) Result in substantial soil erosion or the loss of topsoil?

Less Than Significant with Mitigation. A significant impact would occur if construction activities or future uses would result in substantial soil erosion or loss of topsoil. Construction of the proposed project would result in ground surface disturbance during site clearance and grading, which could create the potential for soil erosion to occur. Construction activities would be performed in accordance with the requirements of the Los Angeles Building Code and the Los Angeles Regional Water Quality Control Board through the City's Stormwater Management Division. In addition, the proposed project would be required to develop a Storm Water Pollution Prevention Plan, which would require implementation of an erosion control plan to reduce the potential for wind or waterborne erosion during the construction process.

The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. All onsite grading and site preparation would comply with applicable provisions of Chapter IX, Division 70 of the LAMC, and conditions imposed by the City of Los Angeles Department of Building and Safety's Soils Report Approval Letter dated May 15, 2018 (Log Reference #93472-02). Therefore, with mitigation, a less than significant impact would occur with respect to erosion or loss of topsoil.

MM GEO-1. 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.

c) 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?

Less Than Significant Impact with Mitigation. A significant impact would occur if any unstable geological conditions would result in any type of geological failure, including lateral spreading, off-site landslides, liquefaction, or collapse. Development of the proposed project would have a less than significant potential to expose people and structures to seismic-related ground failure, including liquefaction and landslide. Subsidence and ground collapse generally occur in areas with active groundwater withdrawal or petroleum production. The extraction of groundwater or petroleum from sedimentary source rocks can cause the permanent collapse of the pore space previously occupied by the removed fluid. According to the Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit E and/or the Environmental and

Public Facilities Map (1996), the project site is not identified as being located in an oil field or within an oil drilling area. The proposed project would be required to implement standard construction practices that would ensure that the integrity of the project site and the proposed structures is maintained. The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. Construction will be required by the Department of Building and Safety to comply with the City of Los Angeles Uniform Building Code (UBC) which is designed to assure safe construction and includes building foundation requirements appropriate to site conditions. With the implementation of the Building Code requirements, mitigation proposed herein, and the Department of Building and Safety's Soils Report Approval Letter dated May 15, 2018 (Log Reference #93472-02), the potential for landslide lateral spreading, subsidence, liquefaction or collapse would be less than significant.

MM GEO-2. Grading (20,000 Cubic Yards, or 60,000 Square Feet of Surface Area or Greater)

Impacts will result from the alteration of natural landforms due to extensive grading activities. However, this impact will be mitigated to a less than significant level by designing the grading plan to conform with the City's Landform Grading Manual guidelines, subject to approval by the Department of City Planning and the Department of Building and Safety's Grading Division. 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 deputy grading inspector shall be on-site during grading operations, at the owner's expense, to verify compliance with these conditions. The deputy inspector shall report weekly to the Department of Building and Safety (LADBS); however, they shall immediately notify LADBS if any conditions are violated.
- "Silt fencing" supported by hay bales and/or sand bags shall be installed based upon the final evaluation and approval of the deputy inspector to minimize water and/or soil from going through the chain link fencing potentially resulting in silt washing off-site and creating mud accumulation impacts.
- "Orange fencing" shall not be permitted as a protective barrier from the secondary impacts normally associated with grading activities.
- Movement and removal of approved fencing shall not occur without prior approval by LADBS.

As previously stated, the applicant submitted a Biological Resource Assessment dated January 2020 prepared by Rincon Consultants, Inc. Rincon identified potentially jurisdictional drainages on site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). Because the features do not make a connection to downstream waters, they are not likely subject to U.S. Army Corps of Engineers jurisdiction. However, these features may be subject to the jurisdictions of the Los Angeles Regional Water Quality Control Board and California Department of Fish and Wildlife. Based on the Project design and presence of intermittent drainage, one feature may be significantly impacted due to Project-related activities. With mitigation as

proposed herein, any impacts would be reduced to a less than significant level. However, if it is determined that the drainages cannot be avoided, the project applicant should be subject to the mitigation proposed (see Section IV. Biological Resources).

(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)

d) Be located on expansive soil, as defined in Table 18.1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

Less Than Significant Impact. A significant impact would occur if the proposed project would be built on expansive soils without proper site preparation or design features to provide adequate foundations for project buildings, thus, posing a hazard to life and property. Expansive soils have relatively high clay mineral and expand with the addition of water and shrink when dried, which can cause damage to overlying structures. However, the proposed project would be required to comply with the requirements of the UBC, LAMC, and other applicable building codes. Compliance with such requirements would reduce impacts related to expansive soils, and impacts would be less than significant.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

Less Than Significant Impact. A project would cause a significant impact if adequate wastewater disposal is not available. The project site is located in an area where wastewater infrastructure is currently in place. The proposed project would connect to existing sewer lines that serve the project site and would not use septic tanks or alternative wastewater disposal systems. Therefore, impacts would be less than significant.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. A significant impact would occur if excavation or construction activities associated with the proposed project would disturb paleontological or unique geological features. If paleontological resources are discovered during excavation, grading, or construction, the City of Los Angeles Department of Building and Safety shall be notified immediately, and all work shall cease in the area of the find until a qualified paleontologist evaluates the find. Construction activity may continue unimpeded on other portions of the Project site. The paleontologist shall determine the location, the time frame, and the extent to which any monitoring of earthmoving activities shall be required. The found deposits would be treated in accordance with federal, State, and local guidelines, including those set forth in California Public Resources Code Section 21083.2. Furthermore, as discussed in Section XVIII, Tribal Cultural Resources, inadvertent discovery conditions recommended under Case No. VTT-73957, if approved, and regulatory compliance measures will reduce any impacts to paleontological resources or unique geologic features to a less than significant level.

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant With Mitigation. Greenhouse gases (GHG) are those gaseous constituents of the atmosphere, both natural and human generated, that absorb and emit radiation at specific wavelengths within the spectrum of terrestrial radiation emitted by the earth's surface, the atmosphere itself, and by clouds. The City has adopted the LA Green Plan to provide a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of GHG emissions. In order to implement the goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code (LAGBC) (Ordinance No. 181,480). The LAGBC requires projects to achieve a 20 percent reduction in potable water use and wastewater generation. Through required implementation of the LAGBC, the proposed project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs. As stated in the Air Quality/Greenhouse Gas Study prepared by BPG (see Appendix G), project related greenhouse gas emissions for both construction and operational phases would not exceed thresholds set by SCAQMD. Additionally, with the mitigation incorporated herein, the proposed project's generation of GHG emissions would not make a cumulatively considerable contribution to emissions and impacts would be less than significant.

MM GHG-1. Greenhouse Gas. Environmental impacts may result from project implementation due to increased greenhouse gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):

- Low- and non-VOC containing paints, sealants, adhesives, solvents, asphalt primer, and architectural coatings (where used), or pre-fabricated architectural panels shall be used in the construction of the Project to reduce VOC emissions to the maximum extent practicable.
- To encourage carpooling and the use of electric vehicles by Project residents and visitors, at least twenty (20)% of the total code-required parking spaces provided for all types

of parking facilities, but in no case less than one location, shall be capable of supporting future electric vehicle supply equipment (EVSE). Plans shall indicate the proposed type and location(s) of EVSE and also include raceway method(s), wiring schematics and electrical calculations to verify that the electrical system has sufficient capacity to simultaneously charge all electric vehicles at all designated EV charging locations at their full rated amperage. Plan design shall be based upon Level 2 or greater EVSE at its maximum operating ampacity. Only raceways and related components are required to be installed at the time of construction. When the application of the 20% results in a fractional space, round up to the next whole number. A label stating "EVCAPABLE" shall be posted in a conspicuous place at the service panel or subpanel and next to the raceway termination point.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant with Mitigation. The California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, the SCS is contained in the 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The 2012-2035 RTP/SCS focuses the majority of new housing and job growth in high-quality transit areas and other opportunity areas on existing main streets, in downtowns, and commercial corridors, resulting in more opportunity for transit-oriented development. In addition, SB 743, adopted September 27, 2013, encourages land use and transportation planning decisions that reduce vehicle miles traveled, which contribute to GHG emissions, as required by AB 32. The proposed project involves 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export. With mitigation, the proposed project would not interfere with SCAG's ability to implement the regional strategies outlined in the 2012-2035 RTP/SCS. The proposed project, therefore, would be consistent with statewide, regional and local goals and policies aimed at reducing GHG emissions and would result in a less-than-significant impact with mitigation incorporated related to plans that target the reduction of GHG emissions. **(see MM GHG-1 above)**

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A significant impact would occur if the proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Construction of the proposed project would involve the temporary use of potentially hazardous materials, including vehicle fuels, oils, and transmission fluids. Operation of the project would involve the limited use and storage of common hazardous substances typical of those used in multi-family residential and retail/commercial developments, including lubricants, paints, solvents, custodial products (e.g., cleaning supplies), pesticides and other landscaping supplies, and vehicle fuels, oils, and transmission fluids. No uses or activities are proposed that would result in the use or discharge of unregulated hazardous materials and/or substances, or create a public hazard through transport, use, or disposal. As a residential development, the proposed project would not involve large quantities of hazardous materials that would require routine transport, use, or disposal. With compliance to applicable standards and regulations and adherence to manufacturer's instructions related to the transport, use, or disposal of hazardous materials, the proposed project would not create a significant hazard through the routine transport, use, or disposal of hazardous materials, and impacts would be less than significant.

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?

Less Than Significant Impact. A significant impact would occur if the proposed project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. City records show that structures exist on the subject site (single-family dwelling, school/accessory living structure) and were constructed as early as 1932. Therefore, it is likely that the existing structures on the subject site may contain asbestos-containing materials (ACMs) and lead-based paint (LBP). Demolition or conversion of these buildings would have the potential to release asbestos fibers into the atmosphere if such materials exist and they are not properly stabilized or removed prior to demolition activities. The removal of asbestos is regulated by SCAQMD Rule 1403; therefore, any asbestos found on-site would be required to be removed in accordance with applicable regulations prior to demolition. Similarly, it is likely that lead-based paint is present in buildings constructed prior to 1979. Compliance with existing State laws regarding removal would be required, resulting in a less-than-significant impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Construction activities have the potential to result in the release, emission, handling, and disposal of hazardous materials within one-quarter mile of an existing school. A private school is currently existing on the subject site and will be converted to a single-family dwelling as part of the proposed project. Apperson Street Elementary School is located 0.4 miles from the subject site at 10233 Woodward Avenue. The proposed project would provide for 13 single-family residential dwelling units, and would be expected to use and store very small amounts of hazardous materials, such as paints, solvents, cleaners, pesticides, etc. All hazardous materials within the project site would be acquired, handled, used, stored, transported, and disposed of in accordance with all applicable federal, State, and local requirements. With this compliance, the proposed project would result in a less than significant impact.

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?

No Impact. A significant impact would occur if the project site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would create a significant hazard to the public or the environment. The California Department of Toxic Substances Control (DTSC) maintains a database (EnviroStor) that provides access to detailed information on hazardous waste permitted sites and corrective action facilities, as well as existing site cleanup information. EnviroStor also provides information on investigation, cleanup, permitting, and/or corrective actions that are planned, being conducted, or have been completed under DTSC's oversight. A review of EnviroStor did not identify any records of hazardous waste facilities on the project site. Therefore, the proposed project would not be located on a site that is included on a list of hazardous materials sites or create a significant hazard to the public or the environment, and no impact would occur.

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 or excessive noise for people residing or working in the project area?

No Impact. The project site is not located in an airport land use plan area, or within two miles of any public or public use airports, or private air strips. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area, and no impacts would occur.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant with Mitigation. The nearest emergency route is Foothill Boulevard, approximately 0.5 miles to the north of the project site (City of Los Angeles, *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). However, the proposed project site, particularly the southerly portion of the site, is located in an area of rugged hillside terrain where the circulation system is not fully built out. With the implementation of mitigation measures herein (see Section XVII Transportation) any impacts to an emergency response or evacuation plan would be less than significant. **(see Section XVII Transportation MM TSP-2, MM TSP-3, MM TSP-4)**

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant With Mitigation. The subject site is located within an area designed on ZIMAS as a Very High Fire Hazard Severity Zone and a High Wind Velocity Area. The General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit D, shows the subject site to be located within a Wildfire Hazard Area (Mountain Fire District/Fire Buffer Zone). As such, the subject site is subject to wildland fires. However, the

proposed project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. Additionally, the project is mitigated herein (see Section XX Wildfire) so that the impact of the project in exposing people or structures to a risk of loss, injury, or death involving wildland fires, would be less than significant.

(See Section XX. Wildfire MM FIRE-1, MM FIRE-2)

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i. Result in substantial erosion or siltation on- or off-site;				
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				
iii. 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; or				
iv. Impede or redirect flood flows?				
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board. Stormwater runoff from the proposed project has the potential to introduce small amounts of pollutants into the stormwater system. Pollutants would be associated with runoff from landscaped areas (pesticides and fertilizers) and paved surfaces (ordinary household cleaners). Thus, the proposed project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development Best Management Practices (BMPs) Handbook. Conformance would be ensured during the City's building plan review and approval process.

As previously stated, the applicant submitted a Biological Resource Assessment dated January 2020 prepared by Rincon Consultants, Inc. Rincon identified drainages on the Project site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). Based on the Project design and presence of intermittent drainage, one feature may be significantly impacted due to Project-related activities. With mitigation as proposed herein, any impacts would be reduced to a less than significant level. However, if it is determined that the drainages cannot be avoided, the project applicant should be subject to the mitigation proposed herein.

Therefore, the proposed project would result in less-than-significant impacts with mitigation as proposed herein. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Less Than Significant Impact. A significant impact would occur if the proposed project would substantially deplete groundwater or interferes with groundwater recharge. The proposed project would not require the use of groundwater at the project site. Potable water would be supplied by the Los Angeles Department of Water and Power (LADWP), which draws its water supplies from distant sources for which it conducts its own assessment and mitigation of potential environmental

impacts. Therefore, the project would not require direct additions or withdrawals of groundwater. The impact on groundwater supplies or groundwater recharge would be less than significant.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river so that erosion or siltation would result. Project construction would temporarily expose on-site soils to surface water runoff. However, compliance with construction-related BMPs and/or the Storm Water Pollution Prevention Plan would control and minimize erosion and siltation. As previously stated, the applicant submitted a Biological Resource Assessment dated January 2020 prepared by Rincon Consultants, Inc. Rincon identified drainages on the Project site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). With mitigation as proposed herein, any impacts would be reduced to a less than significant level. However, if it is determined that the drainages cannot be avoided in the course of the Project, the project applicant will be subject to the mitigation proposed herein. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river such that flooding would result. As previously stated, the Biological Resources Assessment submitted by the Project applicant identifies drainages on the Project site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). With mitigation as proposed herein, any impacts would be reduced to a less than significant level. However, if it is determined that the drainages cannot be avoided in the course of Project activities, the Project applicant should be subject to the mitigation proposed herein. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

iii. 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; or

Less Than Significant with Mitigation. A significant impact would occur if runoff water would exceed the capacity of existing or planned storm drain systems serving the project site, or if the proposed project would substantially increase the probability that polluted runoff would reach the storm drain system. Site-generated surface water runoff would continue to flow to the City's storm drain system. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the Low Impact Development (LID) Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. However, as previously stated, three features exist on the Project site that could contribute toward runoff. With the implementation of mitigation measures, all impacts should be reduced to a less than significant level. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

iv. Impede or redirect flood flows?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would be located within a 100-year or 500-year floodplain or would impede or redirect flood flows. According to the Safety Element of the City of Los Angeles General Plan *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit F, the project site is not located within a 100-year or 500-year floodplain. ZIMAS shows that the subject site is not located within a Flood Zone. However, as previously stated, drainages exist on the Project site, including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). With mitigation, impacts will be less than significant. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would be located within an area susceptible to flood hazard and/or inundation by seiche, tsunami, or mudflow. As previously stated, the proposed project site is not located within a Flood Zone as identified on ZIMAS or within a 100-year or 500-year floodplain as identified by the *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit F. A seiche is an oscillation of a body of water in an enclosed or semi-enclosed basin, such as a reservoir, harbor, or lake. A tsunami is a great sea wave produced by a significant undersea disturbance. The Project site is located approximately 30 miles northeast of the Pacific Ocean. However, as previously stated, three drainages on the subject site could create mudflows resulting from the down slope movement of soil and/or rock under the influence of gravity. With the implementation of mitigation measures as proposed herein, any impacts should be reduced to a less than significant level. **(See Section IV. Biological Resources MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)**

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. A significant impact would occur if the proposed project discharges water that does not meet the quality standards of agencies which regulate surface water quality and water discharge into storm water drainage systems, or does not comply with all applicable regulations as governed by the Los Angeles Regional Water Quality Control Board. The proposed project would be required to comply with the National Pollutant Discharge Elimination System standards and the City's Stormwater and Urban Runoff Pollution Control regulations (Ordinance No. 172,176 and No. 173,494) to ensure pollutant loads from the project site are minimized for downstream receiving waters. The ordinances contain requirements for construction activities and operation of projects to integrate low impact development practices and standards for stormwater pollution mitigation, and maximize open, green and pervious space on all projects consistent with the City's landscape ordinance and other related requirements in the City's Development BMPs Handbook. Any project that creates, adds, or replaces 500 square feet of impervious surface must comply with the LID Ordinance or alternatively, the City's Standard Urban Stormwater Mitigation Plan (SUSMP), as an LAMC requirement to address water runoff and storm water pollution. Conformance would be ensured during the City's building plan review and approval process. Therefore, any impacts to a water quality control plan or sustainable groundwater management plan would be less than significant.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact. A significant impact would occur if the proposed project would be sufficiently large or configured in such a way so as to create a physical barrier within an established community. A physical division of an established community is caused by an impediment to through travel or a physical barrier, such as a new freeway with limited access between neighborhoods on either side of the freeway, or major street closures. The proposed project would not involve any street vacation or closure or result in development of new thoroughfares or highways. The applicant is proposing two new private streets; one street will be accessed from McGroarty Street, and the second street will be accessed from the intersection of McGroarty Street, McVine Avenue, and McVine Trail. Development of the private streets, as proposed, will not physically divide the community. The proposed project, the subdivision of two lots into 13 single-family lots and the construction of 11 new single-family dwelling units, would not divide an established community. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant with Mitigation. A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the project site, and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The site is located within the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan area. The site is zoned RE11-1 and RE40-1, with a General Plan land use designation of Low Residential and Minimum Residential. The proposed project would be comprised of 13 single-family dwelling units as permitted in the RE Zones. Proposed Lot Nos. 1-9 are zoned RE11 and designated for Low Residential land use. The proposed lot sizes range from 11,000-43,814 square feet and therefore meet the minimum area requirement of 11,000 square feet per lot for the RE11 Zone. Proposed Lot Nos. 10, 12, and 13 are zoned RE40 and designated Minimum Residential. The proposed lot sizes range from 40,095-442,278 square feet and therefore meet the minimum area requirement of 40,000 square feet per lot for the RE40 Zone. Proposed Lot 11 has dual zoning and land use designation. The RE11 Zoned and Low Residential designated portion of proposed Lot 11 is 25,544 square feet and meets the minimum area requirements for the RE11 Zone. The RE40 Zoned and Minimum

Residential designated portion of proposed Lot 11 is 64,875 square feet and therefore meets the minimum area requirements for the RE40 Zone.

The Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan Map includes the following footnotes:

Footnote No. 4: Densities shall not exceed that which would be permitted using the slope density formula in LAMC Section 17.05C for lots: (a) in areas of steep topography planned for Very Low I, Very Low II and Minimum density; and, (b) which would otherwise require extensive grading, involve soil instability erosion problems of access problems, as determined by the Deputy Advisory Agency.

The applicant is proposing 47,720 cubic yards of cut, 15,405 cubic yards of fill, and 32,315 cubic yards of export over the entire site. Areas of the site that are designated Minimum density include proposed Lots 10, 12, and 13, a portion of Lot 11, and portions of the private street.

Footnote No. 7: Subdivision in steep hillside areas shall be designed in such a way as to preserve the ridgelines and the steeper slopes as open space, limit the amount of grading required, and to protect the natural hillside views. The total density allowed over the entire ownership shall be clustered in the more naturally level portions of the ownership. Density in the clusters shall not exceed that permitted in the Low density housing category for areas that are not in "K" Districts, and shall not exceed that permitted in the Very Low I category of areas that are within a "K" District.

The proposed project is not located in a K District, and therefore, density should not exceed that permitted in the Low density category, which under this Community Plan corresponds to the RE9, RS, R1, and RU Zones. The RE9 Zone requires a minimum lot area of 9,000 square feet, RS requires a minimum lot area of 7,500 square feet, R1 requires a minimum lot area of 5,000 square feet, and RU requires a minimum lot area of 3,500 square feet. As proposed, the smallest sized lot is 11,000 square feet.

Footnote No. 19: There shall be no grading of the principal ridge lines within the Plan boundaries. Designation of principal ridge lines shall be determined by the Advisory Agency.

As designated under the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (ZI No. 2324, Ordinance No. 175,736 effective February 8, 2004) Map No. 2, the proposed project site is not located along a prominent ridgeline.

The purpose of the San Gabriel/Verdugo Mountains Scenic Preservation Specific Plan (ZI No. 2324, Ordinance No. 175,736 effective February 8, 2004) is to preserve, protect, and enhance the unique natural and cultural resources of the area. The Plan established regulations in four areas as follows:

1. Prominent Ridgeline Protection measures that protect from grading and/or development on designated Prominent Ridgelines that are visible from the right-of-way of Scenic Highways and depicted on Specific Plan Map No 2.
2. Biological Resource Protection measures to protect oak trees and unique native plan communities.
3. Scenic Highway Corridors Viewshed Protection measures that establish standards for site design, landscaping, and signage for scenic highway corridors as designated on Specific Plan Map No 1.

4. Equinekeeping District Standards, Equestrian Trails, and Domestic Livestock measures to provide for the designation and development of existing and future equestrian trails within “K” Equinekeeping Districts, re-establish the right of property owners to keep domestic livestock in conjunction with RE40 Zoned uses, and protect non-conforming equine uses in “K” Districts.

The proposed project site is not located within a Prominent Ridgeline Protection area or a Scenic Highway Corridor as designated on Specific Plan Maps No. 2 and 1, respectively. As discussed in the Protected Tree Report prepared by L. Newman Design Group Inc. (see Appendix A) the proposed project site includes 106 native protected trees and 63 non-protected mature trees on the subject site. The applicant is proposing to remove seven protected trees (six Oak and one Sycamore), and up to 63 non-protected trees. Additionally, Specific Plan Map No. 3 designates the Official Equestrian Trail System. The subject site does not include an Official Trail and/or “K” Horsekeeping District. However, ZIMAS shows that the subject site is located within a geographic area designated under ZI-2438, Equine Keeping in the City of Los Angeles, which regulates distance between habitable space and animal keeping/equine structures and/or enclosures on Lots zoned RA, RE20, RE40, A1, and A2. As such, the RE40 Zoned lots, which include proposed Lots 10, 12, 13 and a portion of Lot 11 are regulated by ZI-2438 as implemented by the Los Angeles Department of Building and Safety (LADBS).

The subject site also falls within a geographic area designated under ZIMAS as ZI-2462, Modifications to Single-Family Zones and Single-Family Hillside Area Regulations. ZI-2462 applies to single-family (RA, RE, RS, R1) zoned properties citywide and establishes new regulations regarding the size and bulk of new and enlarged homes, and to further regulate grading and earth import/export in designated Hillside Areas. As the proposed project is located within an RE Zone, it is subject to the regulations of ZI-2462 as regulated by LADBS.

As previously stated, the southern portion of the Project where proposed Lot 13 is sited is part of the Verdugo Mountains Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources. As discussed in the Rincon Biological Resources Assessment, the Verdugo SEA is one of the few remaining natural regions in the Los Angeles area that supports abundant native wildlife and habitats and contains rare and sensitive plant and animal species. The Verdugo Mountains SEA is located in the Verdugo Mountains and includes areas south of the I-210, east of the I-5, and a portion of the mountains north of the I-210. The proposed project could interfere with the rare and sensitive plant and animal species that are supported by the Verdugo SEA. However, with mitigation, any impacts to the plant and animal species located within the SEA are reduced to a less than significant level.

(See Section IV. Biological Resources, MM BIO-1, MM BIO-2, MM BIO-3, MM BIO-5, MM BIO-6, MM BIO-7, MM BIO-8, MM BIO-9, MM BIO-10, MM BIO-11, MM BIO-12, MM BIO-13, MM BIO-14, MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area based on ZIMAS records and the *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit E. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

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?

No Impact. A significant impact would occur if the proposed project would result in the loss of availability of known mineral resources of regional value or locally-important mineral resource recovery site. The project site is not classified by the City as containing significant mineral deposits nor is it designated for mineral extraction land use. In addition, the project site is not identified by the City as being located in an oil field or within an oil drilling area based on ZIMAS records and the *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit E. Therefore, the proposed project would not result in the loss of availability of any known, regionally- or locally-valuable mineral resource, and no impact would occur.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. For a project located within the vicinity of a private airstrip or 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

Less Than Significant With Mitigation. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. Construction activity would result in temporary increases in ambient noise levels in the project area on an intermittent basis. Noise levels would fluctuate depending on the construction phase, equipment type and duration of use, distance between the noise source and receptor, and presence or absence of noise attenuation barriers. Construction noise for the project will cause a temporary increase in the ambient noise levels, and will be subject to the LAMC Sections 112.05 (Maximum Noise Level of Powered Equipment or Powered Hand Tools) and 41.40 (Noise Due to Construction, Excavation Work – When Prohibited) regarding construction hours and construction equipment noise thresholds. Additionally, with mitigation to buffer surrounding residential uses, construction and demolition shall be restricted to the hours of 7:00 a.m. to 6:00 p.m. Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturday and state-of-the-art equipment and noise barriers shall be utilized. The project shall also comply with the City of Los Angeles General Plan Noise Element and Ordinance No. 161,574, which prohibits the emission of creation of noise beyond certain levels at adjacent uses unless technically infeasible.

New stationary sources of noise, such as mechanical HVAC equipment, would be installed on the proposed development. The design of the equipment will be required to comply with LAMC Section 112.02, which prohibits noise from air conditioning, refrigeration, heating, pumping, and filtering equipment from exceeding the ambient noise level on the premises of other occupied properties by more than five dBA. With implementation of the regulations that address mechanical equipment, a substantial permanent increase for nearby sensitive receptors would be reduced to a less than significant level.

Therefore, the noise exposure impact due to temporary construction activity would be less than significant with mitigation, and any permanent increase in ambient noise would be less than significant.

MM NOISE-1. Increased Noise Levels (Demolition, Grading, and Construction Activities)

- 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.
- A temporary noise control barrier shall be installed on the property line of the construction site abutting residential uses. The noise control barrier shall be engineered to reduce construction-related noise levels at the adjacent residential structures with a goal of a reduction of 10dBA. The supporting structure shall be engineered and erected according to applicable codes. The temporary barrier shall remain in place until all windows have been installed and all activities on the project site are complete.

b) Generation of, excessive groundborne vibration or groundborne noise levels?

Less Than Significant With Mitigation. Construction activities can generate varying degrees of vibration, depending on the construction procedures and the type of construction equipment used. The operation of construction equipment generates vibrations that spread through the ground and diminish with distance from the source. By complying with regulations and the mitigation measure herein, the project would result in a less-than-significant impact related to construction vibration. **(see MM Noise-1 above)**

c) For a project located within the vicinity of a private airstrip or 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?

No Impact. A significant impact would occur if the proposed project would expose people residing or working in the project area to excessive noise levels from a public airport or public use airport or a private airstrip. The proposed project is not located within two miles of a public airport/public use airport or private airstrip. The project site is outside of the Los Angeles International Airport Land Use Plan. Accordingly, the proposed project would not expose people working or residing in the project area to excessive noise levels from a public airport or public use airport. Therefore, no impact would occur.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned 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)?

Less Than Significant Impact. A potentially significant impact would occur if the proposed project would induce substantial population growth that would not have otherwise occurred as rapidly or in as great a magnitude. If approved, the proposed project will allow a total of 13 single-family residential dwellings. The increase in residential population resulting from the proposed project would not be considered substantial in consideration of anticipated growth for the Sunland-Tujunga-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan, and is within the Southern California Association of Governments' (SCAG) 2020 population projections for the City in their 2012-2035 Regional Transportation Plan. The project would meet a growing demand for housing near jobs and transportation centers, consistent with State, regional and local regulations designed to reduce trips and greenhouse gas emissions. Operation of the proposed project would not induce substantial population growth in the project area, either directly or indirectly. The physical secondary or indirect impacts of population growth such as increased traffic or noise have been adequately mitigated in other portions of this document. Therefore, the impact would be less than significant.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. A potentially significant impact would occur if the proposed project would displace a substantial quantity of existing residences or a substantial number of people. The proposed project will result in the subdivision of two lots into 13 single-family residential lots. As a result of the proposed project, an existing school/accessory structure will be converted to a residential use, and one existing single-family residence will remain on the subject site. As such, the proposed project will not displace substantial numbers of existing people or housing necessitating the construction of replacement housing elsewhere.

XV. PUBLIC SERVICES

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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Fire protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed project, necessitating a new or physically altered station. The project site and the surrounding area are currently served by Fire Station 74 located at 7777 Foothill Boulevard, approximately 1 mile northeast of the subject site. The proposed project would allow 13 single-family dwelling units, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there are existing fire stations in close proximity to the Project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed Project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

The proposed Project is located within a Very High Fire Severity Zone and a High Wind Velocity Area, and as such, mitigation measures are included herein to mitigate fire impacts to a less than significant level.

(See Section XX. Wildfire MM FIRE-1, MM FIRE-2)

b) Police protection?

Less Than Significant Impact. A significant impact would occur if the Los Angeles Police Department (LAPD) could not adequately serve the proposed project, necessitating a new or physically altered station. The proposed project would result in 13 single-family dwelling units and could increase demand for police service. The project site and the surrounding area are currently served by LAPD's Foothill Community Police Station located at 12760 Osborne Street (approximately 7.4 miles west of the subject site).

Prior to the issuance of a building permit, the LAPD would review the project plans to ensure that the design of the project follows the LAPD's Design Out Crime Program, an initiative that introduces the techniques of Crime Prevention Through Environmental Design to all City departments beyond the LAPD. Through the incorporation of these techniques into the project design, in combination with the safety features already incorporated into the proposed project, the proposed project would neither create capacity/service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for police protection. Regarding operations, in the event a situation should arise requiring increased staffing or patrol units, additional resources can be called in. Therefore, the proposed project would result in a less-than-significant impact related to police protection services.

c) Schools?

Less Than Significant With Mitigation. A significant impact would occur if the proposed project would include substantial employment or population growth, which could generate a demand for school facilities that would exceed the capacity of the school district. If approved, the proposed project would allow 13 single-family residential dwelling units, which could increase enrollment at schools that serve the area. However, development of the proposed project would be subject to California Government Code Section 65995, which would allow LAUSD to collect impact fees from developers of new residential and commercial space. Conformance to California Government Code Section 65995 is deemed to provide full and complete mitigation of impacts to school facilities. As such, 13 residential dwelling units will not significantly impact the demand for school facilities and/or exceed the capacity of the school district.

A significant impact would occur if construction and haul route activity associated with the proposed project would have a significant effect on existing schools. Currently, a private school is located on the subject site. The private school will be converted to a single-family dwelling under the proposed project. Additionally, Apperson Street Elementary School is located 0.4 miles from the subject site at 10233 Woodward Avenue. With the implementation of mitigation measures, construction and haul route activity will have a less than significant impact.

MM PS-1. Public Services (Construction Activity Near Schools)
Environmental impacts may result from project implementation due to the close proximity of the project to a school. However, the potential impact will be mitigated to a less than significant level by the following measures:

- The developer and contractors shall maintain ongoing contact with administrator of Apperson Street Elementary School and the private school on the subject site (Canyon View Academy). The administrative offices shall be contacted when demolition, grading and construction activity begin on the project site so that students and their parents will know when such activities are to occur. The developer shall obtain school walk and bus routes to the schools from either the administrators or from the LAUSD's Transportation Branch (323)342-1400 and guarantee that safe and convenient pedestrian and bus routes to the school be maintained.
- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- There shall be no staging or parking of construction vehicles, including vehicles to transport workers on any of the streets adjacent to the school.
- Due to noise impacts on the schools, no construction vehicles or haul trucks shall be staged or idled on these streets during school hours.

MM PS-2. Public Services (Schools affected by Haul Route)

- LADBS shall assign specific haul route hours of operation based upon the hours of operation of Apperson Street Elementary School and the private school on the subject site (Canyon View Academy).
- Haul route scheduling shall be sequenced to minimize conflicts with pedestrians, school buses and cars at the arrival and dismissal times of the school day. Haul route trucks shall not be routed past the school during periods when school is in session especially when students are arriving or departing from the campus.

d) Parks?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would result in 13 single-family dwelling units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 17.12 or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

e) Other public facilities?

Less than Significant Impact. A significant impact would occur if the proposed project would result in substantial employment or population growth that could generate a demand for other public facilities, including libraries, which exceed the capacity available to serve the project site, necessitating new or physically altered public facilities, the construction of which would cause significant environmental impacts. The proposed project would result in 13 single-family dwelling units, which could result in increased demand for library services and resources of the Los Angeles Public Library System. However, the proposed project would not create substantial

capacity or service level problems that would require the provision of new or expanded public facilities in order to maintain an acceptable level of service for libraries and other public facilities. Therefore, the proposed project would result in a less-than-significant impact on other public facilities.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

Less Than Significant Impact. A significant impact would occur if the proposed project would exceed the capacity or capability of the local park system to serve the proposed project. The City of Los Angeles Department of Recreation and Parks (RAP) is responsible for the provision, maintenance, and operation of public recreational and park facilities and services in the City. The proposed project would allow for 13 single-family dwelling units, which could result in increased demand for parks and recreation facilities. Pursuant to Section 17.12 or 17.58 of the Los Angeles Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of dwelling units. Therefore, the proposed project would not create capacity or service level problems, or result in substantial physical impacts associated with the provision or new or altered parks facilities. Accordingly, the proposed project would result in a less-than-significant impact on park facilities.

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?

Less Than Significant Impact with Mitigation. The project may have an impact on future hiking and equestrian trails in the vicinity. Although the subject site is not zoned for horsekeeping, the project is located in the area governed by the San Gabriel Verdugo Mountains Scenic Preservation Specific Plan (Ordinance No. 175,736), which intends to preserve, protect, and enhance the unique natural and cultural resources of the area. Specific Plan Map Nos. 3 and 4 do not show official or non-public equestrian trails on or in the vicinity of the subject site. The Community Plan Map also does not show equine trails on the subject site. However, given the rural hillside nature of the area and the site's designation under ZI-2438, Equine Keeping in the City of Los Angeles, which regulates distance between habitable space and animal

keeping/equine structures and/or enclosures on RA, RE, and A Zoned lots, it is possible that the project could impact future opportunities for hiking and equestrian use.

The subject site is adjacent to the Rim of the Valley Corridor, which includes the Verdugo Mountains, San Gabriel Mountains, Simi Hills, Santa Susana Mountains, and Santa Monica Mountains. The Rim of the Valley Corridor is comprised of open space lands that support plant and animal wildlife and provide recreational opportunities, such as hiking and equestrian use.

With the implementation of mitigation measures, any impacts to recreational opportunities, including hiking and equestrian trails, will be less than significant.

MM REC-1. Recreation (Affect Recreational Opportunities Hiking/Equestrian Trails). Environmental impacts to the future hiking and equestrian trails may result project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:

- The applicant shall comply with the planned/potential hiking and equestrian routes including trail alignment and improvements as recognized by the Department of Recreation and Parks and the Department of City Planning.

XVII. TRANSPORTATION¹

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

¹ Until the City has adopted new Transportation thresholds (or July 1, 2020, whichever is sooner), question b will remain unchanged. Once new thresholds have been adopted, the Initial Study will be updated to reflect the 2019 Appendix G for question b.

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. A significant impact may occur if the project conflicts with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. The project, if approved, will result in a total of 13 single-family dwellings. Although the new project will result in an increase in trips, the increase does not exceed the LADOT threshold of 25 single-family dwelling units to require a traffic analysis. Average daily traffic associated with the proposed project is estimated to be less than significant according to LADOT, as it does not meet their threshold (25 units for single-family residential uses) for traffic impact analysis. Therefore, impacts would be less than significant.

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?

Less Than Significant Impact. A significant impact may occur if the proposed project individually or cumulatively exceeded the service standards of the Los Angeles County Metropolitan Transportation Authority (Metro) Congestion Management Program (CMP). This program was created Statewide as a result of Proposition 111 and has been implemented locally by Metro. The CMP for Los Angeles County requires that the traffic impacts of individual development projects of potential regional significance be analyzed. Specific arterial roadways and all State highways comprise the CMP system, and a total of 164 intersections are identified for monitoring throughout Los Angeles County. The local CMP requires that all CMP monitoring intersections be analyzed where a project would likely add more than 50 trips during either the a.m. or p.m. peak hours. The project is the subdivision of two lots into 13 single-family lots to allow a total of 13 single-family dwelling units. Although the new project will result in an increase in trips, the increase would not add more than 25 trips during either the a.m. or p.m. peak hours. Therefore, impacts would be less than significant.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would substantially increase an existing hazardous design feature or introduced incompatible uses to the existing traffic pattern. The applicant is requesting haul route approval, and the specific route will be reviewed and approved by LADBS. Traffic impacts may occur during grading, pre-construction, and construction. With the implementation of mitigation measures, traffic due to the haul route and construction phases will be reduced to a less than significant level.

Furthermore, the project may have significant impacts on pedestrians during construction phases. With implementation of the referenced mitigation measure, potential impacts to pedestrians would be reduced to less-than-significant.

The subject site, particularly the southern portion, is located in a rugged hillside area where the circulation system has not been fully built out. With the implementation of mitigation measures, hazards due to sharp curves in the vicinity that could impact daily traffic will be reduced to a less than significant impact.

MM TSP-1. Transportation

- The developer shall install appropriate traffic signs around the site to ensure pedestrian and vehicle safety.
- The applicant shall be limited to no more than two trucks at any given time within the site's staging area.
- There shall be no staging of hauling trucks on any streets adjacent to the project, unless specifically approved as a condition of an approved haul route.
- No hauling shall be done before 9 a.m. or after 3 p.m.
- Trucks shall be spaced so as to discourage a convoy effect.
- On substandard hillside streets, only one hauling truck shall be allowed on the street at any time.
- A minimum of two flag persons are required. One flag person is required at the entrance to the project site and one flag person at the next intersection along the haul route.
- Truck crossing signs are required within 300 feet of the exit of the project site in each direction.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times shall provide reasonable control of dust caused by wind.
- Loads shall be secured by trimming and watering or may be covered to prevent the spilling or blowing of the earth material.
- Trucks and loads are to be cleaned at the export site to prevent blowing dirt and spilling of loose earth.
- No person shall perform grading within areas designated "hillside" unless a copy of the permit is in the possession of a responsible person and available at the site for display upon request.
- A log documenting the dates of hauling and the number of trips (i.e. trucks) per day shall be available on the job site at all times.
- The applicant shall identify a construction manager and provide a telephone number for any inquiries or complaints from residents regarding construction activities. The telephone number shall be posted at the site readily visible to any interested party during site preparation, grading and construction.

MM TSP-2. 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, bicycles, 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.

MM TSP-5. Pedestrian Safety

- Applicant shall plan construction and construction staging as to maintain pedestrian access on adjacent sidewalks throughout all construction phases. This requires the applicant to maintain adequate and safe pedestrian protection, including physical separation (including utilization of barriers such as K-Rails or scaffolding, etc) from work space and vehicular traffic and overhead protection, due to sidewalk closure or blockage, at all times.
- Temporary pedestrian facilities shall be adjacent to the project site and provide safe, accessible routes that replicate as nearly as practical the most desirable characteristics of the existing facility.
- Covered walkways shall be provided where pedestrians are exposed to potential injury from falling objects.
- Applicant shall keep sidewalk open during construction until only when it is absolutely required to close or block sidewalk for construction staging. Sidewalk shall be reopened as soon as reasonably feasible taking construction and construction staging into account.

d) Result in inadequate emergency access?

Less Than Significant with Mitigation. A significant impact may occur if the project design threatened the ability of emergency vehicles to access and serve the project site or adjacent uses. The nearest emergency route is Foothill Boulevard, approximately 0.5 miles to the north of the project site (City of Los Angeles, *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). However, the project site, particularly the southern portion, is located in a rugged hillside area where the circulation system has not been fully built out. With the implementation of mitigation measures, transportation impacts due to inadequate emergency access would be less than significant.

MM TSP-3. 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.

MM TSP-4. Inadequate Emergency Access (Hillside Streets – Construction Activities)

- No parking shall be permitted on the street during Red Flag Days in compliance with the "Los Angeles Fire Department Red Flag No Parking" program.
- All demolition and construction materials shall be stored on-site and not within the public right-of-way during demolition, hauling, and construction operations.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed projects. The Tribe must respond in writing within 30 days of the City's AB 52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the Project site. An informational letter was mailed to a total of 10 Tribes known to have resources in this area, on July 14, 2016, describing the Project and requesting any information regarding resources that may exist on or near the Project site. On August 2, 2016, a tribal response was received from the Gabrieleno Band of

Mission Indians – Kizh Nation. On December 4, 2017, a tribal response was received from the Fernandefio Tatavian Band of Mission Indians. The tribes requested consultation, which was postponed while the case was on hold due to revisions made to the project by the applicant.

On May 28, 2019, an in-person consultation at the Tribal offices was held with the Fernandefio Tatavian Band of Mission Indians who were represented by Jairo Avila and Kimia Fatehi. The consultation was attended by City staff and Albert Davityan, the project applicant. In the course of the consultation, the applicant discussed the project and answered questions about the removal of Oak trees. The applicant explained that the request is to remove seven Oaks trees. (According to the Protected Tree Report included herein as Appendix A, the applicant is requesting to remove six Oak trees and one Sycamore tree, all of which are protected.) The number of Oak trees proposed for removal is considerably less than what was proposed under an earlier project request. The Tribe explained that Oak trees have cultural significance. Tribal ancestors were buried near Oak trees, and as the bodies decompose, the ancestors grow into the Oak trees. It is therefore believed that Oak trees are Native ancestors.

The Tribal representatives inquired about reports prepared for the project. City staff and the applicant explained that a geotechnical report was prepared (see Appendix D), and the project was issued a Geology and Soils Report Approval Letter dated May 15, 2018 (Log #93472-02). Additionally, the applicant submitted a Biological Resources Assessment (see Appendix B). While the applicant submitted a Cultural Resources Assessment, the Tribe expressed concern because the assessment was prepared in 1990. The Tribe explained that to have validity, a Cultural Resources Assessment should be prepared within the last 5 years (10 years at most). City staff concurred with the Tribe, and asked if the applicant would submit an updated report. The Tribal representatives provided confidential information but stated that there are no records in their database for this particular site. However, the Tribe would compare the archeological data base in an updated Cultural Resource Assessment to their data base.

The applicant submitted a Cultural Resources Survey prepared by Anza Resource Consultants dated July 2019 (see Appendix F). The Survey describes the subject site as being located within the Gabrielino/Tongva ethnographic territory. The survey indicated a search was conducted of cultural resource records housed at the California Historical Resources Information System (CHRIS), South Central Coastal Information Center (SCCIC) located at California State University, Fullerton to identify all previous cultural resources work and previously recorded cultural resources within a 0.5-mile radius of the project site. Additionally, Anza contacted five Native American contacts that may have knowledge of Native American cultural resources in response to a Sacred Lands File completed with positive results by the Native American Heritage Commission. No response was received by Anza providing knowledge of cultural resources of Native American origin from the five tribes contacted. Based on a cultural resource records search, Native American scoping, and pedestrian survey no cultural resources were identified within or adjacent to the project site. The standard measures recommended by Anza Resource Consultants are included as a condition of approval within the associated Case No. VTT-73957 and regulatory compliance measures (Unanticipated Discovery of Cultural Resources, Unanticipated Discovery of Human Remains).

On June 12, 2019, a consultation was held with the Gabrieleno Band of Mission Indians – Kizh Nation with Andy Salas, Matt Teutimez, and Steve Bernal. The Tribal representatives stated that the subject site is located within their ancestral territory and on a trade route. Additionally, the Tribal Representatives explained that the hillside area is coveted by Native American tribes for its

resources and as a location for spiritual ceremonies, as the hillside is close to the heavens and the celestial sky. Documentation was also provided to City staff showing examples of Native American villages that no longer exist due to development.

Finally, a record search of the Native American Heritage Commission Sacred Lands File (SLF) was completed for the subject site with positive results (letter dated November 14, 2018).

With the standard condition of Inadvertent Discovery included in associated Case No. VTT-73957 and regulatory compliance measures included in the associated Mitigation Monitoring Program, any impacts to Native American resources would be less than significant.

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Less Than Significant Impact. See a) above.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The provision of 13 single-family residential units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to water or wastewater infrastructure.

A significant impact would occur if the proposed project would increase surface water runoff, resulting in the need for expanded off-site storm water drainage facilities. As previously stated, the applicant submitted a Biological Resource Assessment dated January 2020 prepared by Rincon Consultants, Inc. Rincon identified potentially jurisdictional drainages on site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). As mitigated herein (Section IV. Biological Resources), impacts due to surface water runoff would be less than significant.

Furthermore, the General Plan Framework Element (originally adopted by the City Council in 1996 and readopted in 2001), sets forth a citywide comprehensive long-range growth strategy. Chapter 9 of the Framework Element, Infrastructure and Public Services, identifies the viability of the infrastructure system, including power, as supplied by the Los Angeles Department of Water and Power, and telecommunications, as provided by public and private entities. The goals, objectives, and policies contained in the Framework Element are implemented on a Citywide basis to ensure the adequacy of development (in this particular instance, a total of 13 single-family dwelling units). The Southern California Gas Company provides natural gas to City residents, and the net addition of residential dwelling units under the proposed project would not exceed capacity. Finally, both the Department of Water and Power and the Southern California Gas Company utilize energy efficient policies and programs as regulated by the state and the city so that the capacity of infrastructure systems remain adequate to serve City residents. Therefore, with mitigations proposed herein, the proposed project would have a less-than-significant impact related to water or wastewater, energy, natural gas, and/or telecommunications infrastructure.

(see Section IV. Biological Resources, MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Less Than Significant Impact. A significant impact would occur if the proposed project would increase water consumption to such a degree that the capacity of facilities currently serving the

project site would be exceeded. The Los Angeles Department of Water and Power (LADWP) conducts water planning based on forecast population growth. The provision of 13 single-family residential units as a result of the proposed project would be consistent with Citywide growth, and, therefore, the project demand for water is not anticipated to require new water supply entitlements and/or require the expansion of existing or construction of new water treatment facilities beyond those already considered in the LADWP 2015 Urban Water Management Plan. Therefore, the proposed project would have a less-than-significant impact related to water supplies during normal, dry and multiple dry years.

c) 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?

Less Than Significant Impact. A significant impact would occur if the proposed project would increase wastewater generation to such a degree that the capacity of facilities currently serving the project site would be exceeded. Prior to any construction activities, the project applicant would be required to coordinate with the City of Los Angeles Bureau of Sanitation (BOS) to determine the exact wastewater conveyance requirements of the proposed project, and any upgrades to the wastewater lines in the vicinity of the project site that are needed to adequately serve the proposed project would be undertaken as part of the project. Therefore, the proposed project would have a less-than-significant impact related to wastewater infrastructure.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. A significant impact would occur if the proposed project's solid waste generation exceeded the capacity of permitted landfills. The Los Angeles Bureau of Sanitation (BOS) and private waste management companies are responsible for the collection, disposal, and recycling of solid waste within the City, including the project site. Solid waste during the operation of the proposed project is anticipated to be collected by the BOS and private waste haulers, respectively. As the City's own landfills have all been closed and are non-operational, the destinations are private landfills. In compliance with Assembly Bill (AB) 939, the project applicant would be required to implement a Solid Waste Diversion Program and divert at least 50 percent of the solid waste generated by the project from the applicable landfill site. The proposed

project would also comply with all federal, State, and local regulations related to solid waste. Therefore, the proposed project would have a less-than-significant impact related to solid waste.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant with Mitigation. The nearest emergency route is Foothill Boulevard, approximately 0.5 miles to the north of the project site (City of Los Angeles, *Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems*, Exhibit H, November 1996.) The proposed project would not require the closure of any public or private streets and would not impede emergency vehicle access to the project site or surrounding area. Additionally, emergency access to and from the project site would be provided in accordance with requirements of the Los Angeles Fire Department (LAFD). However, the proposed project site, particularly the southerly portion of the site, is located in an area of rugged hillside terrain where the circulation system is not fully built out. With the implementation of mitigation measures herein, any impacts to an emergency response or evacuation plan would be less than significant.

(See Section XVII Transportation, MM TSP-3, MM TSP-4)

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant with Mitigation. The subject site is located within an area designed at on ZIMAS as a Very High Fire Hazard Severity Zone and a High Wind Velocity Area. The General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit D, shows the subject site to be located within a Wildfire Hazard Area (Mountain Fire District/Fire Buffer Zone). As such, the subject site is subject to wildfire risks and may expose project occupants to pollutant concentrations. However, the proposed project would be designed and constructed in accordance with State and local Building and Fire Codes, including installing sprinklers and planting fire resistant landscaping as appropriate, to reduce the potential for exposure of people or structures to wildfires to the maximum extent possible. Additionally, wildfire can contribute toward greenhouse gas emissions, which has been mitigation herein. With mitigation, the impact of the project in exposing people to wildfire risks would be less than significant.

MM FIRE-1. Wildfire

Environmental impacts may result from project implementation due to the location of the project in an area of potential wildfire. 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.

MM FIRE-2. Wildfire

The following mitigation measures are required as recommended by the Los Angeles Fire Department in their correspondence dated May 23, 2019, and additional mitigation measures may be incorporated to the satisfaction of the Fire Department:

- The project is located in the Very High Fire Hazard Severity Zone and shall comply with requirements set forth in the City of Los Angeles Fire Code Section 4908.
- Boxed-in eaves
- Single pane, double thickness (minimum 1/8 inch thickness) or insulated windows
- Non-wood siding
- Exposed wooden members shall be 2 inches nominal thickness
- Noncombustible finishes
- Irrigated and managed greenbelts around the perimeter of all structures for a distance of 100 feet shall be considered as a buffer between the brush and the proposed project.
- All landscaping shall use fire-resistant plants and materials. A list of such plants is available from the Brush Clearance Unit, 6262 Van Nuys Blvd., Room 451, Van Nuys, CA 91401 (818) 994-4444.
- All structures shall have noncombustible, non-wood roofs.
- The brush in the area adjacent to the proposed development shall be cleared or thinned periodically by the homeowner's association under supervision of the Los Angeles City Fire Department in order to reduce the risk of brush fires spreading to the homes.

(See Section VIII. Greenhouse Gas Emissions MM GHG-1)

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact. The General Plan Framework Element (originally adopted by the City Council in 1996 and readopted in 2001), sets forth a citywide comprehensive long-range growth strategy. Chapter 9 of the Framework Element, Infrastructure and Public Services, identifies the viability of the infrastructure system, including fire. As development occurs within the City, the Fire Department reviews applications for needed facilities. Where appropriate, construction of new facilities is required as a condition of development.

A significant impact would occur if the Los Angeles Fire Department (LAFD) could not adequately serve the proposed Project, necessitating a new or physically altered station. The project site and the surrounding area is currently served by Fire Station 74 located at 7777 Foothill Boulevard, approximately 1 mile northeast of the subject site. The proposed project would result in a 13 single-family residential subdivision, which could increase the number of emergency calls and demand for LAFD fire and emergency services. To maintain the level of fire protection and emergency services, the LAFD may require additional fire personnel and equipment. However, given that there is an existing fire station in close proximity to the project site, it is not anticipated that there would be a need to build a new or expand an existing fire station to serve the proposed

project and maintain acceptable service ratios, response times, or other performance objectives for fire protection. By analyzing data from previous years and continuously monitoring current data regarding response times, types of incidents, and call frequencies, LAFD can shift resources to meet local demands for fire protection and emergency services. The proposed project would neither create capacity or service level problems nor result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

The project is partially located within the boundaries of the Verdugo Significant Ecological Area (SEA). SEAs are officially designated areas within the Los Angeles County identified as having irreplaceable biological resources. These areas represent the wide-ranging biodiversity of the County and contain some of the County's most important biological resources. The intent of the SEA designation is to ensure the continued viability of the biota contained within the SEA. To this extent, all utilities proposed within the Verdugo SEA shall be undergrounded.

The area proposed for development is a small portion of the undistributed lands found at the project site and located near already existing developments. Additionally, vegetation in the area is considered common and has not been recorded to support special-status species at the project site. While there is a relative abundance of native vegetation present at the project site that may provide habitat to wildlife species, the proposed project would not cause significant impact to the overall populations of species that may occur in the SEA. Therefore, the proposed project would result in a less-than-significant impact to fire infrastructure.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant with Mitigation. A significant impact would occur if the proposed project would substantially alter the drainage pattern of an existing stream or river due to post-fire slope instability or landslide such that flooding would result. ZIMAS does not show the northern portion of the subject site, where most of the developed is proposed, to be located in an area of landslide. The Los Angeles Department of Building and Safety issued a Geology and Soils Approval Letter dated May 15, 2018 (Log #93472-02) with conditions that address slope stability. However, the subject site is located within an area designed on ZIMAS as a Very High Fire Hazard Severity Zone and a High Wind Velocity Area. The General Plan Safety Element of the Los Angeles City General Plan, Critical Facilities and Lifeline Systems, Exhibit D, shows the subject site to be located within a Wildfire Hazard Area (Mountain Fire District/Fire Buffer Zone). Additionally, the Biological Resource Assessment dated January 2020 prepared by Rincon Consultants, Inc. for the proposed project identified potentially jurisdictional drainages on site including three features. Two of these run in a northerly direction from the ridgeline south of the subject site. These features are characterized as intermittent, temporary flooded, riverine streambeds having the potential to convey runoff from the southern higher elevations and terminate south of an existing residence on the subject site (i.e., the center of the Project site). As mitigated herein, any impacts due to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes would have less than significant impact.

MM FIRE-1, MM FIRE-2

(see Section IV. Biological Resources, MM BIO-15, MM BIO-16, MM BIO-17, MM BIO-18)

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially 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, substantially 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially 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, substantially 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?

Less Than Significant with Mitigation. As discussed in Section IV. Biological Resources, the southern portion of the Project is located within the Verdugo Significant Ecological Area (SEA). SEAs are officially designated areas within Los Angeles County that have irreplaceable biological resources, including abundant native wildlife and habitats and rare and sensitive plant and animal species. Specifically, proposed Lot 13 is located within the boundaries of the Verdugo SEA. A section of a proposed private street, and Lots 9 and 11 abut the Verdugo SEA. As such, the Project has the potential to substantially degrade the quality of the environment and reduce the habitat of a wildlife species (plant and animal). Additionally, the applicant is proposing to remove seven protected trees (one oak and six sycamore) and 63 non-protected trees which may serve as a habitat for animal species. With the mitigations imposed herein, any degradation of the environment will be reduced to a less than significant level.

(See Section IV. Biological Resources, MM BIO-1 through BIO-18)

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)?

Less Than Significant with Mitigation. A significant impact may occur if the proposed project, in conjunction with the related projects, would result in impacts that are less than significant when viewed separately but significant when viewed together. Although projects may be constructed in the project vicinity, the cumulative impacts to which the proposed project would contribute would be less than significant. Implementation of the mitigation measures identified would reduce cumulative impacts to less-than-significant levels.

MM MAN-1. Cumulative Impacts

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

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Less Than Significant with Mitigation. A significant impact may occur if the proposed project has the potential to result in significant impacts, as discussed in the preceding sections. All potential impacts of the proposed project have been identified, and mitigation measures have been prescribed, where applicable, to reduce all potential impacts to less-than-significant levels. Upon implementation of mitigation measures identified and compliance with existing regulations, the proposed project would not have the potential to result in substantial adverse impacts on human beings either directly or indirectly.

MM MAN-2. Effects on Human Beings

The project has potential environmental effects which cause substantial adverse effects on human beings, either directly or indirectly. However, these potential impacts will be mitigated to a less than significant level through compliance with the above mitigation measures.

MM MAN-3. End

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval by the decision-making body except as noted on the face page of this document. Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

5 PREPARERS AND PERSONS CONSULTED

L. Newman Design Group, Inc.

Rincon Consultants, Inc.

C.A. Singer & Associates, Inc.

Byer Geotechnical Inc.

Forma Engineering, Inc.

Anza Resource Consultants

Native American Heritage Commission

BPG Birdseye Planning Group

Los Angeles County Department of Regional Planning, Environmental Planning and Sustainability

South Coast Environmental

6 REFERENCES, ACRONYMS AND ABBREVIATIONS

AB – Assembly Bill

ACM - asbestos-containing materials

AQMP – Air Quality Management Plan

BMP – Best Management Practices

BOS – City of Los Angeles Bureau of Sanitation

CARB – California Air Resources Board

CDFW – California Department of Fish and Wildlife

CEQA – California Environmental Quality Act

CFGF – California Fish and Game Code

CMP – Congestion Management Program

DTSC – California Department of Toxic Substances Control

GHG – greenhouse gasses

LADBS – Los Angeles Department of Building and Safety

LADOT – Los Angeles Department of Transportation

LADWP – Los Angeles Department of Water and Power

LAFD – Los Angeles Fire Department

LAGBC – Los Angeles Green Building Code

LAMC – Los Angeles Municipal Code

LAPD – Los Angeles Police Department

LBP – lead-based paint

LID – low impact development

LST – localized significance thresholds

MBTA – Migratory Bird Treaty Act

Metro – Los Angeles County Metropolitan Transportation Authority

MND – Mitigated Negative Declaration

NAHC – Native American Heritage Commission

PRC – California Public Resources Code
RAP – Los Angeles Department of Recreation and Parks
REC – Recognized Environmental Condition
RTP – Regional Transportation Plan
SCAG – Southern California Association of Governments
SCAQMD – South Coast Air Quality Management District
SCS – Sustainable Communities Strategy
SEA – Significant Ecological Area
SUSMP – Standard Urban Stormwater Mitigation Plan
UBC – Uniform Building Code
USFWS – U.S. Fish and Wildlife Services

7 APPENDICES

- A. Protected Tree Report prepared by L. Newman Design Group, Inc. dated November 20, 2017
- B. Biological Resources Assessment prepared by Rincon Consultants, Inc. dated January 2020
- C. Cultural Resources Survey and Impact Assessment for a 20 Acre Property at 8100/8150 McGroarty Street in Sunland, Los Angeles County, California prepared by C.A. Singer & Associates, Inc. dated March 16, 1990
- D. Geologic and Soils Engineering Exploration Update, Byer Geotechnical Inc.,
 - 3. March 3, 2016
 - 4. April 18, 2018
- E. Slope Analysis for Proposed Lot Nos. 1-2, 4-7, 9-13, Forma Engineering, Inc.
- F. Cultural Resources Survey, Anza Resource Consultants dated July 2019
- G. Air Quality/Greenhouse Gas Study, BPG Birdseye Planning Group dated October 2019
- H. Jurisdictional Delineation, South Coast Environmental July 23, 2024
- I. Addendum to the Biological Resources Assessment, South Coast Environmental February 20, 2025