

CITY PLANNING COMMISSION

SAMANTHA MILLMAN
PRESIDENT

VAHID KHORSAND
VICE-PRESIDENT

DAVID H. J. AMBROZ
CAROLINE CHOE

HELEN LEUNG
KAREN MACK

MARC MITCHELL
VERONICA PADILLA-CAMPOS
DANA M. PERLMAN

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

VINCENT P. BERTONI, AICP
DIRECTOR

KEVIN J. KELLER, AICP
EXECUTIVE OFFICER

SHANA M.M. BONSTIN
DEPUTY DIRECTOR

TRICIA KEANE
DEPUTY DIRECTOR

ARTHI L. VARMA, AICP
DEPUTY DIRECTOR

LISA M. WEBBER, AICP
DEPUTY DIRECTOR

York Residence Project

Case Number: ENV-2019-500-MND

Project Location: 6443 & 6459 West Innsdale Drive, Los Angeles, CA 90068

Community Plan Area: Hollywood Community Plan area

Council District: 4 – David Ryu

Project Description: The development application for the Project proposes to construct one roughly 9,250 sq. ft. single family residence with a basement level on 39.83 acres on Assessor Parcel 5577-008-003 (6459 West Innsdale Drive). Accessory uses include a roughly 1,850 sq. ft. guesthouse, pool, equine and ovine areas. The total building square footage above grade is 11,100 sq. ft. The maximum building height is 30 feet.

The Project proposes to construct a 20' wide private driveway/fire access road from the western terminus of West Innsdale Drive over a portion of a paper street and Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) to provide access to Assessor Parcel 5577-008-003 (6459 West Innsdale Drive).

Site grading will require 37,409 cubic yards of cut and 37,409 cubic yards of fill. All grading will be balanced on-site. The Project will disturb approximately 3.07 acres of the 40.46-acre site (approximately 7.7%). Wherever possible, disturbed slopes will be re-vegetated with native species.

The Project proposes equine and ovine uses required for agricultural purposes – the property already includes an active organic vineyard and olive orchard. The 4-6 animals will be located on the two main flat areas of the fill site. Each area will include a 10' X 12" metal noncombustible shade structure surrounded by a steel noncombustible fence. The equine use will assist workers who manage the active, organic vineyard on foot. The ovine use will assist with sustainable organic weed control and required fire department brush clearance.

The Project is anticipated to be constructed in one continuous phase following final land use approvals. Construction is anticipated to take one to two years, depending on final conditions of approval. Construction will be restricted to the hours of 7 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday. Construction phases would include excavation & grading, foundations, framing, etc.

APPLICANT:
Ken York
6443 Innsdale Drive
Los Angeles, CA 90068

PREPARED BY:
Environmental & Regulatory Specialists Inc.
223 62nd Street,
Newport Beach, CA 92663

ON BEHALF OF:
City of Los Angeles
Department of City Planning
Central Planning Division

SUMMARY OF MITIGATION MEASURES

The Initial Study for this Project identified the following mitigation measures that will be imposed as part of this Mitigated Negative Declaration.

BIOLOGICAL RESOURCES

As discussed above, the Proposed Project will result in no significant impacts to special status plants, wildlife, or special-status habitat. However, the Proposed Project has the potential to impact migratory nesting birds.

Nesting Birds

The following requirements under the MBTA and California Fish and Game Code Sections 3503.5, 3503, and 3513 are to be implemented to ensure that nesting birds are not harmed during project construction. It should be noted that raptor species are not expected to nest within the Development Area due to a lack of suitable habitat:

1. If feasible, the removal of vegetation should occur outside of the nesting season, generally recognized as February 15 to August 31 (potentially earlier for raptors). If vegetation removal must occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey prior to any vegetation removal. If active nests are identified, the biologist shall flag vegetation containing active nests. The biologist shall establish appropriate buffers around active nests to be avoided until the nests are no longer active and the young have fledged. Buffers will be based on the species identified, but generally will consist of 50 feet for non-raptors and 300 feet for raptors.
2. If for some reason it is not possible to remove all vegetation during the non-nesting season, then vegetation to be removed during the nesting season must be surveyed by a qualified biologist no more than three days prior to removal. If no nesting birds are found, the vegetation can be removed. If nesting birds are detected, then removal must be postponed until the fledglings have vacated the nest or the biologist has determined that the nest has failed. Furthermore, the biologist shall establish an appropriate buffer zone where construction activity may not occur until the fledglings have vacated the nest or the biologist has determined that the nest has failed.

Potential Jurisdictional Drainage Impacts

One ephemeral feature, covering approximately 0.02 acre, was determined to be potentially subject to the jurisdiction of the Corps, CDFW, or RWQCB within the animal keeping area. The Corps has confirmed that it will assert jurisdiction and the Project will require a Section 404 Permit and will also require Certification under Section 401 of the Clean Water Act. If CDFW determines the drainage to be subject to their jurisdiction, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with Section 404 and 401 of the Federal Clean Water Act, California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant. Mitigation, if required, could take the following forms:

- Purchase of credits in an approved mitigation bank. The amount of credits required would be determined during permit processing with CDFW, and/or the Regional Board. Implementation of this mitigation measure would have no adverse impacts on the environment.
- Onsite plantings and installation of water quality protection features to ensure that potential offsite impacts to downstream areas due to erosion are eliminated.
- Dedication and permanent preservation through a conservation easement or deed restriction of the adjacent blue-line drainage that accounts for 0.06 acre and associated 0.40 acre of coast live oak-sycamore riparian woodland. Sycamore riparian woodlands have a “Rarity Ranking” of G3S3 in the California Natural Diversity Database and are considered a sensitive habitat and thus has substantially more value than the 0.02-acre ephemeral drainage channel that supports a predominance of non-native grasses and no wetland or riparian habitat.

CULTURAL RESOURCES

Archaeological clearance will be granted under the stipulation that should any artifacts or midden components be encountered during development, all earthwork will stop in the immediate area of the finds, and that a professional cultural resource specialist be contacted so that appropriate mitigation measures can be implemented in order to either stabilize or salvage the remains. Following this recommendation will ensure the preservation of these fragile and non-renewable cultural resources. The recommendations outlined below are standard for the Hollywood area of the City of Los Angeles.

Archaeological

Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and,
- b. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Register of Professional Archaeologist (RPA) or an RPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- e. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology
 McCarthy Hall 47
 CSU Fullerton
 800 North State College Boulevard
 Fullerton, CA 92834

- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Human Remains

Environmental impacts may result from project implementation due to discovery of unrecorded human remains. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- b. Stop immediately and contact the County Coroner

1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (after Hours, Saturday, Sunday, and Holidays)

- c. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- d. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- e. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- f. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- g. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- h. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

GEOLOGY AND SOILS

Paleontological

Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- b. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University

Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.

- c. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- e. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

TABLE OF CONTENTS

Section	Page
1.0 Introduction.....	8
2.0 Existing Conditions.....	112
3.0 Project Description.....	36
4.0 Requested Approvals	51
5.0 Initial Study.....	57
5.1 Aesthetics	58
5.2 Agriculture and Forestry Resources.....	67
5.3 Air Quality	70
5.4 Biological Resources	72
5.5 Cultural Resources	82
5.6 Energy	84
5.7 Geology and Soils	86
5.8 Greenhouse Gas	91
5.9 Hazards and Hazardous Materials	92
5.10 Hydrology and Water Quality.....	96
5.11 Land Use and Planning	100
5.12 Mineral Resources	103
5.13 Noise	105
5.14 Population and Housing.....	107
5.15 Public Services.....	109
5.16 Recreation	113
5.17 Transportation	115
5.18 Tribal Cultural Resources	123
5.19 Utilities and Service Systems.....	1261
5.20 Wildfire	125
5.21 Mandatory Findings of Significance.....	130
6.0 References Acronyms and Abbreviations.....	1461
7.0 List of Preparers.....	1494
8.0 Appendices.....	1505

Copies of the following documents and the Project Application are on file with the City of Los Angeles Planning Department.

- A Air Quality Impact Analysis for the York Residence Project
Prepared by: Cadence Environmental Consultants, August 2018

- B Greenhouse Gas Impact Analysis for the York Residence Project
Prepared by: Cadence Environmental Consultants, August 2018

- C Biological Technical Report – The Property At 6459 W. Innsdale Drive, City of Los Angeles, Los Angeles County, California
Prepared by: Glenn Lukos Associates, February 2017, Revised December 2018,
Revised July 2019

- D Cultural Resource Investigation
Prepared by: SRS, Inc., April 7, 2018, Revised January 2019
- E Geologic and Soils Engineering Investigation Update – Proposed Grading for Access
Driveway and Pad for Future Residence, Guest House, Pool, Pool House and Required
Animal Keeping Area
Prepared by: Byer Geotechnical, Inc., December 21, 2018

LIST OF FIGURES

Figure	Page
Figure 1 - Regional and Vicinity Maps.....	13
Figure 2 - Aerial Site Photo	14
Figure 3 - Aerial Views of the Project Area	15
Figure 4 - Site Photo Location Map.....	16
Figure 5 - Site Photos 1 & 2.....	17
Figure 6 - Site Photos 3 & 4.....	18
Figure 7 - Site Photos 5 & 6.....	19
Figure 8 - Site Photos 7 & 8.....	20
Figure 9 - Site Photos 9 & 10.....	21
Figure 10 - Site Photos 10 & 11.....	22
Figure 11 - Site Photos 13 & 14.....	23
Figure 12 - Vegetation Map.....	27
Figure 13 - Existing West Innsdale Drive Alignment	32
Figure 14 - Residential Site Plan	37
Figure 15 - Main House Elevations	38
Figure 16 - Guest House Elevations	39
Figure 17 - Rendering of Guest and Main House	40
Figure 18 - Grading Plan.....	42
Figure 19 - Project Development Footprint.....	43
Figure 20 - View Simulation from West Innsdale Drive.....	63
Figure 21 - View Simulation from Wonder View Drive	64
Figure 22 - Vegetation Impact Map.....	74
Figure 23 - Jurisdictional Impact Map.....	75

LIST OF TABLES

Table	Page
Table I - Related Projects List	34

1.0 INTRODUCTION

Project Title: York Residence

Project Location: 6443 & 6459 West Innsdale Drive
Los Angeles, California 90068

Project Applicant: Mr. Ken York
6443 West Innsdale Drive, Los Angeles, CA 90068

Lead Agency: City of Los Angeles, Department of City Planning, Central Planning Division
200 North Spring Street, Los Angeles, California 90012

PROJECT SUMMARY

The subject of this Initial Study Analysis is the proposed York Residence Project (The Project). The Project proposes construction of one single family home located at 6459 West Innsdale Drive, City of Los Angeles, CA 90068.

The development application for the Project proposes to construct one roughly 9,250 sq. ft. single-family residence with a basement level on 39.83 acres on Assessor Parcel 5577-008-003. Accessory uses include a roughly 1,850 sq. ft. guesthouse, pool, equine and ovine areas. The total building square footage above grade is 11,100 sq. ft. The maximum building height is 30 feet.

The Project proposes to construct a 20' wide private driveway/fire access road from the western terminus of West Innsdale Drive over a portion of a paper street and Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) to provide access to Assessor Parcel 5577-008-003 (6459 West Innsdale Drive).

Site grading will require 37,409 cubic yards of cut and 37,409 cubic yards of fill. A temporary chute will be installed to transport fill from the proposed residence site to the animal keeping area. The chute is approximately eight feet wide and four feet tall, constructed with plywood, wooden two-by-four's and four-by-fours. The chute will be built at an angle so that soil, rocks and other earth materials can easily slide downhill from one area of the property to the other reducing the use of heavy equipment and vehicle exhaust. The chute will be covered to eliminate the potential for dust and debris to escape into the surrounding vegetation. The tractor route from the proposed residence to the top of the chute consists of an existing trail already in use for vineyard operations. The temporary wooden chute will be removed following completion of grading activities.

All grading will be balanced on-site. The Project will disturb approximately 3.07 acres of the 40.46-acre site (approximately 7.7%). Whenever possible, disturbed slopes will be re-vegetated with native species.

The Project proposes equine and ovine uses required for agricultural purposes. The property already includes an active organic vineyard and olive orchard. The 4-6 animals will be located on the two main flat areas of the fill site. Each area will include a 10' X 12" metal noncombustible shade structure surrounded by a steel noncombustible fence. The equine use will assist workers who manage the

vineyard on foot. The ovine use will assist with sustainable organic weed control and required fire department brush clearance.

The Project is anticipated to be constructed in one continuous phase following final land use approvals. Construction is anticipated to take one to two years, depending on final conditions of approval. Construction will be restricted to the hours of 7 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday. Construction phases would include excavation & grading, foundations, framing, etc.

The Project is consistent with the General Plan.

The Project is consistent with the Zoning land use designation.

The Project Site is within the Hollywood Community Plan area. The Project is consistent with the Hollywood Community Plan.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

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.

ENVIRONMENTAL REVIEW PROCESS

This Initial Study is a preliminary analysis, prepared by and for the City of Los Angeles as the Lead Agency and in compliance with the California Environmental Quality Act (CEQA), to determine whether an Environmental Impact Report (EIR), a Negative Declaration (ND) or a Mitigated Negative Declaration (MND) should be prepared for the Project. An MND is prepared when the Initial Study has identified potentially significant effects on the environment but (1) revisions in the project plans or proposals made by, or agreed to by, the Applicant before the proposed MND and Initial Study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur; and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment. Additionally, the proposed Project is a scaled back, less impactful version of an earlier project for which an MND was previously adopted by the City. Consequently, the analysis contained herein concludes that an MND should be prepared for the Project as revised.

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.).

ORGANIZATION OF INITIAL STUDY ANALYSIS

This Initial Study is organized into seven sections as follows:

Section 1.0, Introduction, provides introductory information such as the Project title, the Project Applicant and the lead agency for the Project.

Section 2.0, Existing Conditions, describes the existing conditions, surrounding land use, general plan and existing zoning in the Project Site.

Section 3.0, Project Description, provides a detailed description of the Project, including the environmental setting, project characteristics, related project information, project objectives and environmental clearance requirements.

Section 4.0, Project Approvals, provides a list of development entitlements requested by the Project Applicant.

Section 5.0, Environmental Analysis, includes an analysis for reach resource topic and identifies impacts of implementing the Project. It also identifies mitigation measures, if applicable.

Section 6.0, References, Acronyms and Abbreviations identifies all printed references and individuals cited, acronyms and abbreviations used in this Initial Study.

Section 7.0, List of Preparers, identifies the individuals who prepared this report and their areas of technical specialty.

Section 8.0, Appendices include Project-specific reports and data used to support the analysis in this Initial Study.

INITIAL STUDY

EXECUTIVE SUMMARY

PROJECT TITLE	YORK RESIDENCE
ENVIRONMENTAL CASE NO.	ENV-2019-500-MND
RELATED CASES	ZA-2017-838-ZAA-ZAD

PROJECT LOCATION	6443 & 6459 WEST INNSDALE DRIVE, LOS ANGELES, CA 90068
COMMUNITY PLAN AREA	HOLLYWOOD
GENERAL PLAN DESIGNATION	AP 5577-038-047: LOW I RESIDENTIAL AP 5577-008-003: MINIMUM RESIDENTIAL
ZONING	AP 5577-038-047: RE15-1-H AP 5577-008-003: RE40-1-H
COUNCIL DISTRICT	4 – RYU

LEAD AGENCY	City of Los Angeles
STAFF CONTACT	JASON HERNÁNDEZ
ADDRESS	200 N. SPRING ST., ROOM 621 LOS ANGELES, CA 90012
PHONE NUMBER	213.978.1276
EMAIL	JASON.HERNANDEZ@LACITY.ORG

APPLICANT	KEN YORK
ADDRESS	6443 INNSDALE DRIVE
PHONE NUMBER	323.304.2856

2.0 EXISTING CONDITIONS

2.1 PROJECT SITE

The Project Site occupies portions of two (2) adjacent parcels. Assessor Parcel Numbers: 5577-038-047 & 5577-008-003, which combined, have a total area of 40.46 acres. The Project Site is located on the south flank of the eastern Santa Monica Mountains in the Lake Hollywood section of the city of Los Angeles (34.1315° N Latitude, 118.3308° W Longitude). Regional and Vicinity Maps are provided on Figure 1. The Project Site is within the Hollywood Community Plan (“Community Plan”) area.

2.2 SITE CONDITIONS

Assessor Parcel Number 5577-038-047 occupies lot 20 of Tract 24583. The parcel’s street address is 6443 West Innsdale Drive. The parcel has a total area of approximately 0.63 acres (27,599 square feet). The parcel is graded with an existing single-family residence constructed in 1968. Access onto the parcel is fenced and gated. The City of Los Angeles owns a right-of way for the future northward extension of West Innsdale Drive that crosses the western portion of this lot. The right-of-way is identified as a “paper street” on City records and is intended to provide access to Assessor Parcel 5577-008-003.

Assessor Parcel Number 5577-008-003 (6459 West Innsdale Drive) occupies approximately 39.83 acres (1,734,902.9 sq. ft.) of hillside property. A large portion of this parcel’s south facing slope is an active organic vineyard. Olive trees have been planted near the southwest corner of the parcel. Several dirt trails associated with the agricultural activities exist on the south-facing slope. Access is restricted by a chain link fence surrounding the vineyard and adjacent areas. The remainder of the parcel is undeveloped. An aerial Photo is provided on Figure 2. 3D views of the Project Site from two angles are shown on Figure 3. Figure 4 shows a photo-location map. Fourteen Photos looking toward the Project Site from nearby areas are shown on Figures 5 through 11.

General Plan Designation:

- Assessor Parcel Number 5577-038-047: LOW I RESIDENTIAL
- Assessor Parcel Number 5577-008-003: MINIMUM RESIDENTIAL

Zoning Designation:

- Assessor Parcel Number 5577-038-047: RE15-1-H. The RE15-1-H zone permits One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters and Home Occupations. Minimum lot area is 15,000 sq. ft.
- Assessor Parcel Number 5577-008-003: RE40-1-H. The RE40-1-H zone permits One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters and Home Occupations. Minimum lot area is 40,000 sq. ft.

Figure 1 - Regional and Vicinity Maps

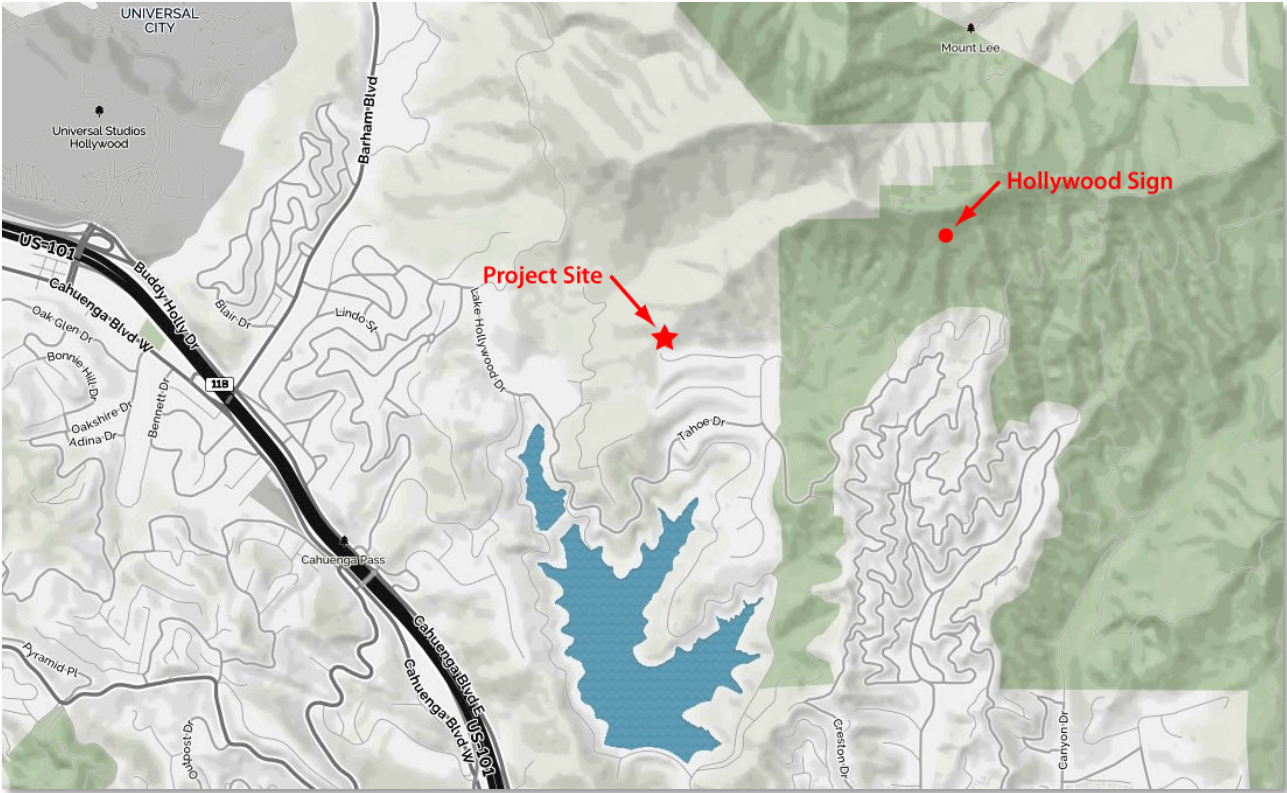
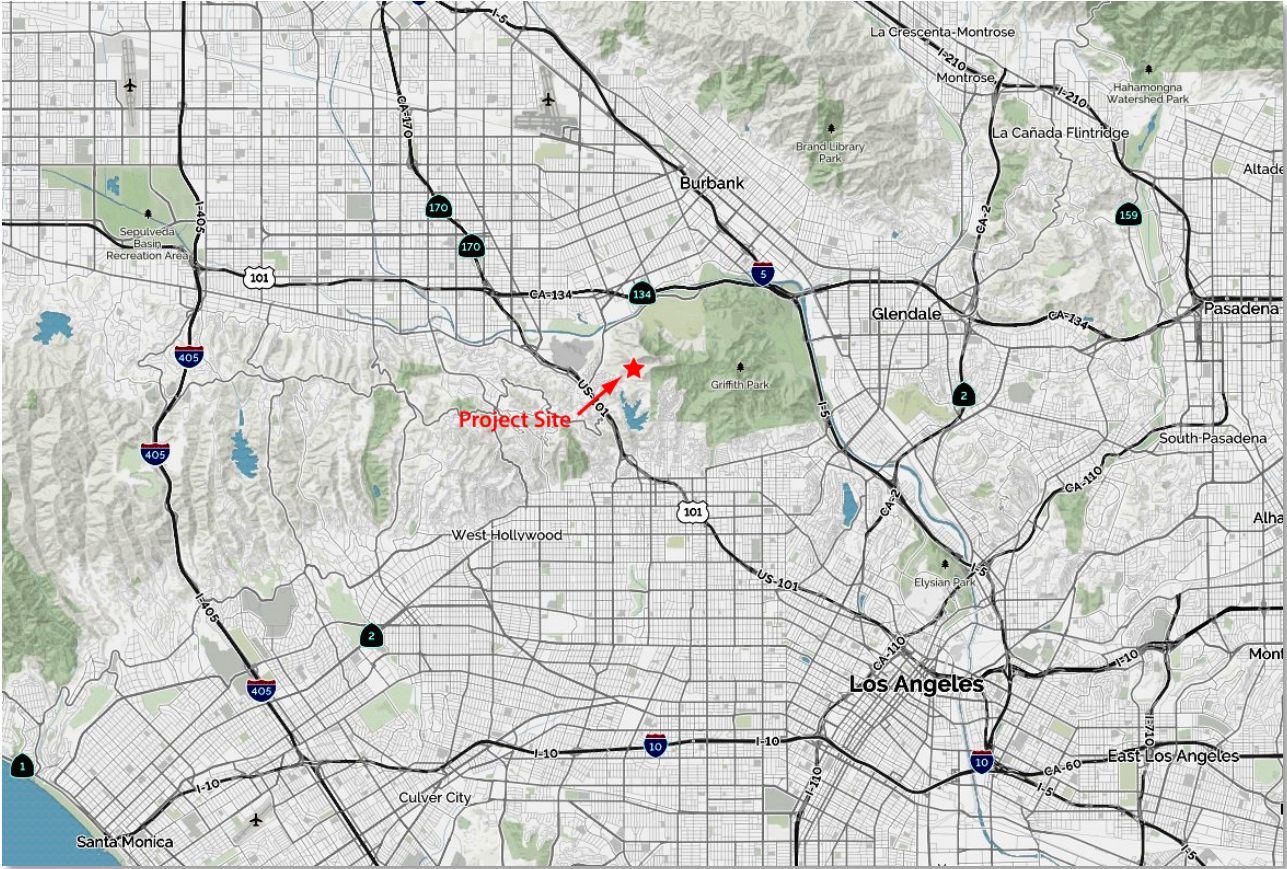


Figure 2 - Aerial Site Photo



Figure 3 - Aerial Views of the Project Area

From the southwest



From the southeast



Figure 4 - Site Photo Location Map

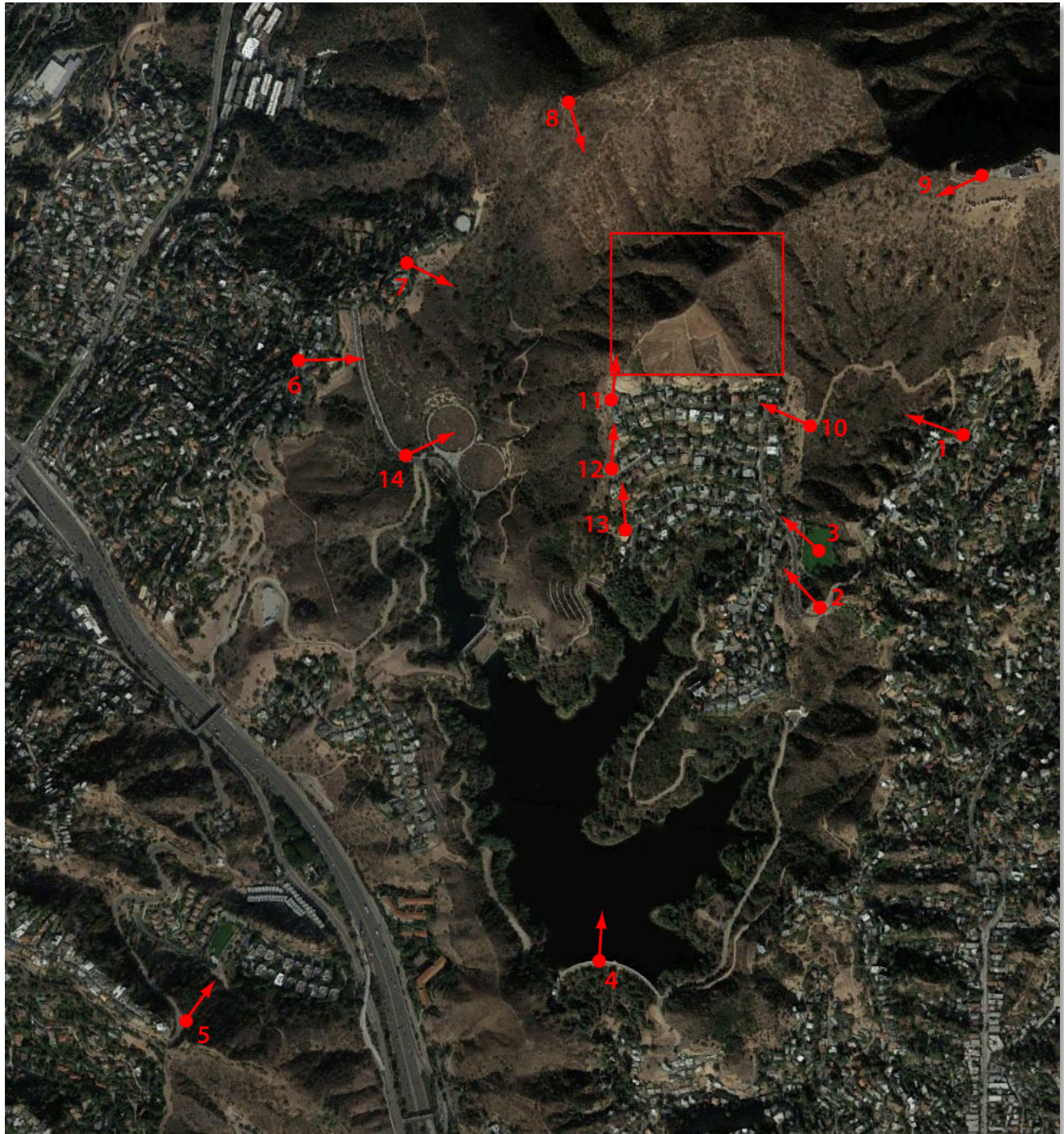


Figure 5 - Site Photos 1 & 2

Photo #1 - Mulholland Hwy looking west toward the Project Site



Photo #2 - “The Vista” adjacent to Mulholland Hwy looking northwest at the Project Site



Figure 6 - Site Photos 3 & 4

Photo #3 - Canyon Lake Dr. Park looking northwest at the Project Site



Photo #4 - Hollywood Reservoir Dam looking north at the Project Site



Figure 7 - Site Photos 5 & 6

Photo #5 - Mulholland Dr., below Jerome C. Daniel Overlook looking northeast at the Project Site



Photo #6 - Wonder View Dr. Square looking east at the Project Site



Figure 8 - Site Photos 7 & 8

Photo #7 - Wonder View Dr. looking east/southeast at the Project Site



Photo #8 - Burbank Peak Trail looking south at the Project Site



Figure 9 - Site Photos 9 & 10

Photo #9 - Looking southwest from above and behind the Hollywood Sign toward the Project Site



Photo #10 - View looking northwest from Innsdale Trail toward the Project Site



Figure 10 - Site Photos 10 & 11

Photo #11 - West Innsdale Dr. looking north at the Project Site



Photo #12 - Lake Hollywood Dr. looking north at the Project Site



Figure 11 - Site Photos 13 & 14

Photo # 13 Tahoe Dr. looking north toward the Project Site (Site not visible)



Photo #14 - Lake Hollywood Dr. looking northeast toward the Project Site (Site not visible)



2.2.1 Air Quality/Greenhouse Gas

The following section incorporates information from the Air Quality/Impact Analysis and Greenhouse Gas Impact Analysis prepared for the Project, dated August 2018 by Cadence Environmental Consultants. The Air Quality and Greenhouse Gas Impact Analysis are included as Appendix A & B to this Initial Study.

Implementation of the proposed Project would not conflict with or obstruct implementation of the 2016 Air Quality Management Plan (AQMP). The mass daily regional emissions generated by Project construction-related and operational activities would not exceed the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD). Therefore, construction and operation of the proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The mass daily regional and localized emissions generated by Project construction-related and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, the proposed Project would not generate a cumulatively considerable net increase of criteria pollutants. Localized emissions generated by the proposed Project would not expose receptors in the vicinity of the Project Site to substantial pollutant concentrations. Implementation of the proposed Project would not create objectionable odors affecting a substantial number of people.

The proposed Project would generate greenhouse gas emissions, but these emissions would not exceed the draft thresholds of significance being considered by the SCAQMD. The proposed Project would generate greenhouse gas emissions, but would be consistent with applicable plans to reduce greenhouse gas emissions in California.

2.2.2 Aesthetic Resources

The Project Site is not designated within a scenic vista. The Project Site is not within a Historically Sensitive Resources Area (Hollywood Sign Viewshed).

Views from the Site - Views from the Project Site vary greatly depending on viewing location. From the southern facing slopes views include the Hollywood Reservoir and downtown Los Angeles to the south and southeast. Areas on the southern facing slopes can see the Hollywood Sign and City of Los Angeles Central Communication Facility looking to the northeast. Looking east, the southern facing slopes portions of Griffith Park and the Griffith Park Observatory can be seen. Looking from the Project Site's western facing slopes open space areas, residential housing, the Department of Water and Power storage and distribution facilities, and Lake Hollywood Drive can be seen, as well as Universal Studios in the distance.

Views onto the Site - Views onto the Project Site from the surrounding areas vary greatly based on the viewing elevation and location. Generally, views from lower elevations close to the Project Site will see less of the Project Site, while viewers at higher elevations will see more of the Project Site. Views onto the Project Site from public spaces near the Project Site include areas along the trail system near the Hollywood Reservoir, public roads, especially upper Wonder View Drive and the public park southeast of the Project Site on Canyon Lake Drive. Views of much of the Project Site are blocked by existing development, trees and topography from most vantage points. For example:

South - Views of the Project Site from West Innsdale Drive are generally restricted to portions of the south facing slopes. Views of the Project Site from Lake Hollywood Drive are blocked by existing homes, vegetation and topography.

Views of the Project Site from the dam face of the Hollywood Reservoir and nearby public trails south of the Project Site include the southern facing slope and the upper portions of the western slopes.

Southwest - Views of the Project Site from Mulholland Drive near the Hollywood Bowl overlook located southwest of the Project Site include the southern facing slope and portions of the western slopes.

West - Views of the Project Site from Wonder View Drive west of the Project Site include portions of the Project Site's western slopes and do not include the southern facing slope where the vineyard is located.

East - Views of the Project Site from the public park southeast of the Project Site on Canyon Lake Drive include the south facing slopes and do not include the west facing slopes.

Located east of the Project Site, the Innsdale Trail trends east-west, winding around the natural hillside. Views of the Project Site when visible from the Innsdale Trail include the southern facing slopes and do not include the west facing slopes.

North – Views of the Project Site from public trails north and northwest of the Project Site include portions of the western and northern slopes and do not include the south-facing slope.

Northeast - Views of the site from public trails northeast of the Project Site (Mt. Lee) include portions of the southern facing slope.

2.2.3 Biological Resources

The following section incorporates information from the Biological Technical Report prepared for the Project Site, dated February 17, 2018, Revised December 2018, Revised July 2019 by Glenn Lukos Associates. The Biological Technical Report is included as Appendix C to this Initial Study.

Assessor Parcel Number 5577-038-047:

This parcel is fully developed. Improvements include a single-family Tract house with fenced yard. The parcel contains no native biological resources.

Assessor Parcel Number 5577-008-003:

The majority of the Study Area consists of undeveloped land that supports native vegetation communities including coastal sage scrub and chaparral. The southern portion of the Study Area supports a working vineyard and olive orchard. The southwest corner of the Study Area consists of a mix of disturbed native scrub and chaparral habitats and ruderal vegetation. Surrounding land uses include residential properties to the south and undeveloped land to the north, east and west.

Vegetation Associations/Land Uses: Vegetation mapping of the Study Area identified twelve different vegetation/land use types: (1) chaparral (15.62 acres); (2) coastal sage scrub (13.52 acres); (3) coastal sage scrub/chaparral (1.08 acres); (4) developed/trails (0.47 acre); (5) disturbed chaparral (0.31 acre); (6) disturbed coastal sage scrub/chaparral (0.76 acre); (7) ruderal (0.23 acre); (8) coast live oak trees (0.15 acre) (9); Coast live oak/sycamore riparian woodland (0.40 acre); (10) orchard (0.27 acre); (11) ruderal/coastal sage scrub (1.63 acres); and (12) vineyard (5.48 acres). An additional 0.14 acre of developed land is offsite of the development parcel but located within the study area.

Special-Status Plants: The habitat assessment for special-status plants determined that three special-status plant species: (1) Nevin's barberry (*Berberis nevinii*); (2) Plummer's mariposa lily (*Calochortus plummerae*); and (3) Davidson's bush mallow (*Malacothamnus davidsonii*) had low to moderate potential to occur within the chaparral and coastal sage scrub habitat in the northern portion of the study area. Focused botanical surveys conducted for these species within the proposed Project Area did not detect Nevin's barberry or Davidson's bush mallow; however, Plummer's mariposa lily was detected in 40 subpopulations throughout the property. Approximately 393 individuals were observed on site.

Wildlife Resources: A number of common bird species were detected within the Study Area. No reptile or mammal species were detected, but several common species are expected to occur. Birds observed during biological surveys include California towhee (*Pipilo crissalis*), spotted towhee (*Melospiza crissalis*), California quail (*Callipepla californica*), northern mockingbird (*Mimus polyglottus*), house finch (*Carpodacus mexicanus*), lesser goldfinch (*Carduelis psaltria*), wrenit (*Chamaea fasciata*), common raven (*Corvus corax*), Anna's hummingbird (*Calypte anna*), red-tailed hawk (*Buteo jamaicensis*), and mourning dove (*Zenaidura macroura*).

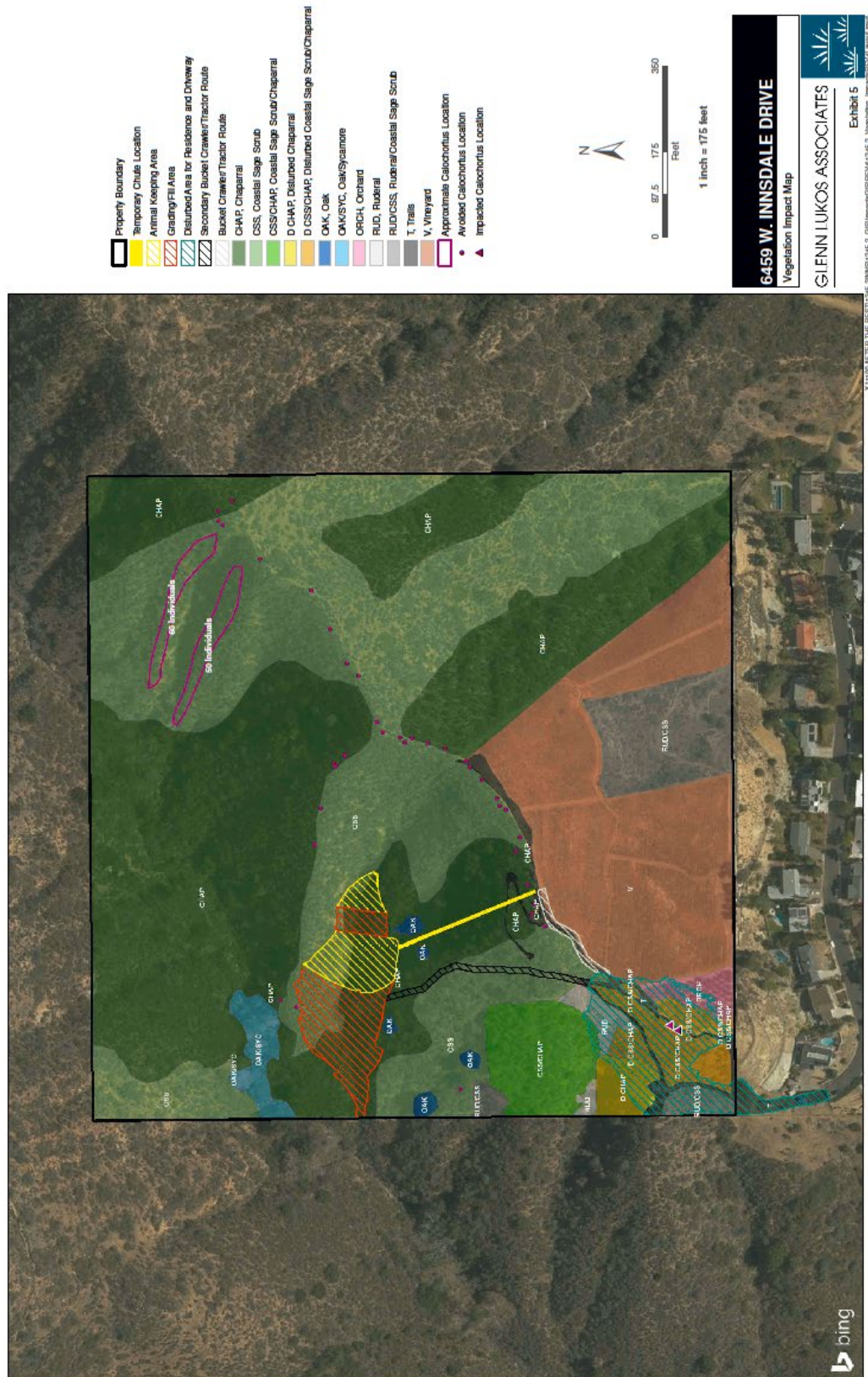
Five individual coast live oaks occur south of the animal keeping area. Four coast live oaks and several California sycamores associated with the Coast Live Oak/Sycamore Riparian Woodland vegetation type occur north of the animal keeping area. A Biological Resources map is provided on Figure 12.

No special-status animal species (i.e. state- or federally- listed or CDFW special status) were detected or are expected to occur within this parcel due to a lack of suitable habitat as determined by the literature review and on-site habitat assessments.

No evidence has been observed of substantial wildlife movement on the Project Site. While some local residents claim that a mountain lion (P22) who spends most of his time in Griffith Park could also roam the Project Site, there has been no actual sightings or any evidence that would confirm that this (or any) mountain lion frequents the Project Site. P22 has been photographed in the streets of Beachwood, a neighboring residential area. Mountain lions are not an endangered species.

Jurisdictional Features: A blue-line drainage (as depicted on the United States Geological Survey (USGS) Burbank, CA Quadrangle [dated 1966 and Photo-revised 1972]), vegetated with coast live oaks and western sycamores in the lower segment, is located northwest of the animal keeping area as depicted on Figure 23 and includes approximately 0.06 acre of ephemeral stream channel and 0.40 acre of coast live oak-sycamore riparian woodland. This feature exhibits both a defined bed and bank and indicators for an Ordinary High-Water Mark (OHWM) and meets the United States Army Corps of Engineers (Corps) definitions for Waters of the U.S. and would be subject to Section 404 of the Federal Clean water Act. (Note: This area is outside of the Projects development footprint and will not be impacted by the proposed Project)

Figure 12 - Vegetation Map



One ephemeral feature, covering approximately 0.02 acre, was determined to be potentially subject to the jurisdiction of the Corps, CDFW, or RWQCB within the animal keeping area. The ephemeral drainage supports upland non-native grasses in the bottom of the swale and adjacent areas support mix of coastal sage scrub and chaparral species. The feature contains no wetlands and no riparian habitat of any kind.

2.2.4 Cultural/Historical Resources

The following section incorporates information from the Cultural Resources Assessment prepared for the Project Site, dated April 7, 2018 (Revised January 2019) by Scientific Resource Surveys. The Cultural Resources Assessment is included as Appendix D to this Initial Study.

An archaeological reconnaissance of the subject property produced no evidence of past human activity. An archival search of pertinent documents on file at the CSU Fullerton South Central Coastal Information Center revealed that no historic or prehistoric archaeological sites had been recorded within the boundaries of the subject property. In addition, all National and State Registers, Directories and Inventories were accessed as well as the City of Los Angeles Historical Preservation Overlay Zone (HPOZ) areas and Historic-Cultural Monument database. In addition, HistoricPlacesLA and SurveyLA ongoing cultural resource surveys were accessed. Finally, historical topographic maps (1894-1979), General Land Office (GLO) land patents and historical aerial photographs (1948-2017) were examined. None of the registers, directories, listings, databases, maps or aerial photographs provided evidence of historic structures on the Project Site.

A pedestrian field survey confirmed these findings, yielding no surface indications of archaeological or historic resources.

2.2.5 Drainage

Surface drainage across Assessor Parcel Number 5577-038-047 is by sheetflow south onto West Innsdale Drive. This parcel is not located within a 100-year flood plain.

Surface drainage across Assessor Parcel Number 5577-008-003 is by sheetflow. The western facing slopes drain westerly to a canyon which discharges into the Hollywood reservoir. The south facing slopes drain southerly where runoff is collected in a swale just south of the southern property boundary. The swale runs east west upslope of the residences along W. Innsdale Drive. The swale discharges into existing storm drains beneath W. Innsdale Drive. This parcel is not located within a 100-year flood plain.

2.2.6 Energy

Assessor Parcel Number 5577-038-047:

This parcel is fully developed. Improvements include a single-family tract house with fenced yard. The parcel contains no native biological resources. Occupants of the single-family residence use energy in the form of electricity and natural gas. The single-family residence is provided utility services all of which require the use of energy. Occupants of single-family residences typically rely on gasoline powered vehicles for transportation.

Assessor Parcel Number 5577-008-003:

The majority of this parcel consists of undeveloped land that supports native vegetation communities including coastal sage scrub and chaparral. The southern portion of this parcel supports a working vineyard and olive orchard. The vineyard uses water which is pumped to the property. The pump station uses electricity to pump the water.

2.2.7 Geology and Soils

The following section incorporates information from the Geologic and Soils Engineering Investigation Update prepared for this Project Site, dated December 21, 2018 by Byer Geotechnical. The Geologic and Soils Engineering Investigation Update is included as Appendix E to this Initial Study.

Minor fill associated with previous Site grading to access the vineyard is present in scattered locations. The fill is less than 2 feet thick and consists of silty sand and gravel that is light brown, slightly moist and medium dense. A thin (2-3' thick) scattered layer of natural residual soil blankets portions of the Project Site. The soil consists of silty sand that is light to medium brown, slightly moist and medium dense. Bedrock underlying the Project Site consists of conglomerate mapped as part of the Topanga formation. This bedrock is common to this area of the eastern Santa Monica Mountains. The Project Site is located in an active seismic region. Moderate to strong earthquakes can occur on numerous local faults. The Project Site is not located in an Alquist Priolo fault zone.

2.2.8 Topography

The topography of Assessor Parcel Number 5577-038-047 varies from approximately 1,130 feet above mean sea level on the north to approximately 1,024 feet on the south. The change in elevation is approximately 106 feet.

The topography of Assessor Parcel Number 5577-008-003 varies from approximately 1340 feet above mean sea level on the eastern hillside to approximately 980 feet in the canyon at the west-central portion of the parcel. The change in elevation is approximately 360 feet.

2.2.9 Hazards

There are no known hazardous materials/substances on the Project Site. The City identifies the Project Site as being within a Very High Fire Hazard Zone, a Landslide area, a Special Grading Area, and within a fault zone. No landslides have been identified on the Project Site.

The Project Site is not located within the vicinity of a private airstrip or flight path.

2.2.10 Noise

Noise levels on the site are low typical of low-density residential hillside areas. The Project Site is not located in a high noise zone.

2.2.11 Utilities

No public utilities are currently provided to Assessor Parcel 5577-008-003. Utilities are planned to be extended to Assessor Parcel 5577-008-003 via a 20' underground public utilities easement, which parallels West Innsdale Drive through Assessor Parcel 5577-038-047 (lot 20 of Tract 24583 (aka 6443 West Innsdale Drive)).

2.2.12 Wildfire

The Project Site is located on a hillside adjacent to undisturbed open space lands on the north and west. To the east is an irrigated vineyard, which serves as a firebreak for the proposed residence and the adjacent homes on Innsdale Drive. The undeveloped portion of the Project Site supports native vegetation communities including coastal sage scrub and chaparral. Residential tract development is adjacent to the Project Site on the south. The tract development includes paved access to the Project Site and fire hydrants on Innsdale Drive.

The City identifies the Project Site as being within a Very High Fire Hazard Zone, a Landslide area and within a fault zone. No landslides have been identified on the Project Site.

2.3 **SURROUNDING LAND USES**

The Project Site is surrounded on three sides by undeveloped land. Griffith Park lies to the north and east and undeveloped land owned by the Department of Water and Power (DWP) lies to the west. The Project Site is bordered by two-story single-family residential homes on the south (Tract 24583).

2.4 **REGIONAL AND LOCAL ACCESS**

The Project Site is located in the City of Los Angeles (the City) within the East Hollywood Hills between Coyote Canyon and Beachwood Canyon, north of the Hollywood Reservoir and the Lake Hollywood Estates Development.

Regional access to the site is provided by the Hollywood Freeway (US 101), which runs in a northwest-southeast direction approximately 1.8 miles (as a crow flies) south of the Project Site at Beachwood Drive.

Primary access to the Project Site is provided by West Innsdale Drive via Canyon Lake Drive. From the southwest the Project Site is accessible from the San Fernando Valley via Barham Boulevard to Lake Hollywood Drive to Tahoe Drive north to Canyon Lake Drive. From the southeast, the Project Site is accessible from Beachwood Canyon via Ledge Road to Mulholland Highway to Canyon Lake Drive. Access to the Project Site contains standard and substandard hillside streets. Local streets serving the Project site are limited to vehicles 6,000 lbs. or less. Restricted unimproved dirt access is provided from the east via Innsdale Trail, which connects the northern terminus of Canyon Lake Drive to Mulholland Hwy.

Improved vehicular access is provided to Assessor Parcel 5577-038-047 (aka 6443 West Innsdale Drive). There is no improved vehicular access to Assessor Parcel 5577-008-003. Final Tract map 24583 depicts West Innsdale Drive, a public street having a 42' right of way extending from its current terminus across Assessor Parcel 5577-038-047 to Assessor Parcel 5577-008-003. West Innsdale Drive

terminates at 6443 West Innsdale Drive approximately 175 feet south of Assessor Parcel 5577-008-003.

No grading for the extension of West Innsdale Drive to Assessor Parcel 5577-008-003 has been done. Figure 13 provides the existing “paper street” alignment of West Innsdale Drive from the City ZIMA website.

Previously, a “paper” turnaround on Innsdale Drive was vacated by then Councilman Tom LaBonge and the property reverted to the owners of 6454 W. Innsdale Drive, who developed this area of their property as a pool and deck area.

A hammerhead turn-around once existed near the western terminus of West Innsdale Drive. The hammerhead was vacated by the City (Case # 88-1414689).

2.4 PUBLIC TRANSIT

Public Transit is provided by the Los Angeles Department of Transportation. The nearest public transit facilities are approximately 1.8 miles (as a crow flies) south of the Site along Franklin Avenue and Beachwood Drive.

2.5 LAND USE AND ZONING DESIGNATIONS

General Plan Designation:

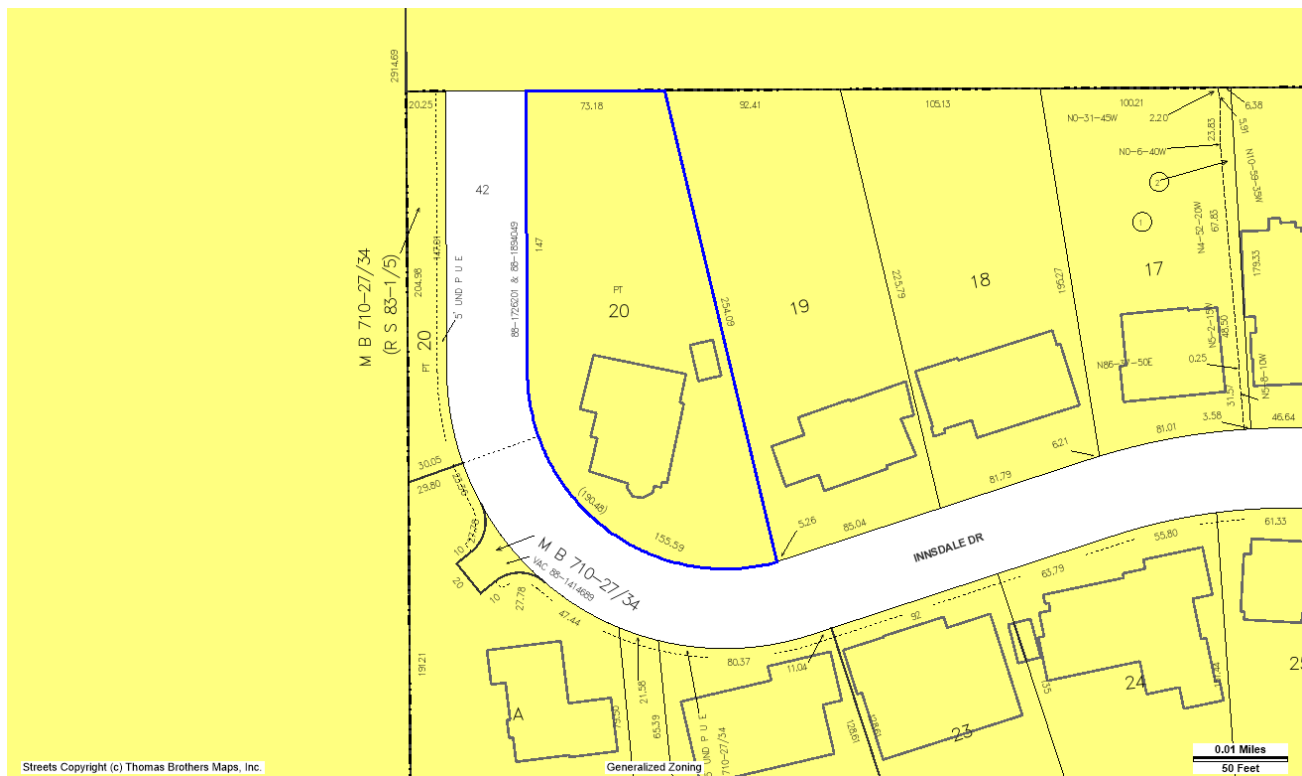
- Assessor Parcel Number 5577-038-047: LOW I RESIDENTIAL
- Assessor Parcel Number 5577-008-003: MINIMUM RESIDENTIAL

Zoning Designation:

- Assessor Parcel Number 5577-038-047: RE15-1-H. The RE15-1-H zone permits One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters and Home Occupations. Minimum lot area is 15,000 sq. ft.
- Assessor Parcel Number 5577-008-003: RE40-1-H. The RE40-1-H zone permits One-Family Dwellings, Parks, Playgrounds, Community Centers, Truck Gardening, Accessory Living Quarters and Home Occupations. Minimum lot area is 40,000 sq. ft. (Note: animal keeping is an allowed use)

Figure 13 - Existing West Innsdale Drive Alignment

Existing Alignment of West Innsdale Drive across Assessor Parcel Number 5577-038-047 (lot 20)
(Source: City ZIMA website, March 2018)



Hollywood Community Plan:

The Project Site lies within the Hollywood Community Plan. The Hollywood Community Plan envisions a compact community that mixes residential, commercial and industrial uses in new and interesting ways. With core industries in entertainment, tourism and health care, this is Hollywood, which supports a strong local and regional economy. A rich, multimodal transit system, an inviting walking environment, and mixed-use housing along transit corridors promote a livable community and enable many Hollywood residents to reduce their use of cars. The plan aims to extend the walkability, connectivity and accessibility of Hollywood. The balanced growth of commercial and residential uses provides increased opportunities for jobs and housing, enabling an increasing number of residents and visitors to live, work, play and shop in Hollywood. Implementation of mixed-income housing incentives creates opportunities for people who work in Hollywood to find affordable housing nearby. Policies that support this vision encourage more people to walk to nearby destinations.

Hollywood houses the City's largest public open space asset and looks to innovative solutions for providing more localized neighborhood public open space. Therefore, the Hollywood Community Plan promotes building, preservation, landscape, transportation and land use policies that take the long view towards protecting the environment. Recognizing the value of Hollywood's impressive historic architecture and cultural resources, the Community Plan seeks to protect these assets, as well.

The Hollywood Community Plan was adopted in 1988 and is currently being updated.

2.6 RELATED PROJECTS AND FORECASTED GROWTH

In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15064(h), this Initial Study evaluates the Project's contribution to cumulative impacts. CEQA Guidelines Section 15355 states that "Cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. Specifically, the City has considered whether the effects of a project are cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Cumulative impacts may be analyzed either by considering a list of past, present, and probable future projects producing related or cumulative impacts or by using a summary of projections contained in an adopted local, regional, or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. For most impact areas, this Initial Study uses a summary of projections approach. For example, cumulative Air Quality impacts are evaluated against the forecasts of the South Coast Air Quality Management District's Air Quality Management Plan and the growth projections of Southern California Association of Governments' Regional Comprehensive Plan. In order to so evaluate the potential for cumulative impacts, the Initial Study considered a list of "related projects" within the general vicinity of the Project, as shown on **Table I**, Related Projects List, and assumed all related projects have been or will be constructed.

Table I - Related Projects List

NO	PROJECT	ADDRESS	DESCRIPTION
1	ZA-2017-3259-ZAA	6446 W INNSDALE DR	CONTINUED MAINTENANCE OF AN EXISTING 12-FOOT FRONT YARD HEDGE AND 18-FOOT SIDE YARDS HEDGE.
2	ZA-2016-2533-ZAD-DRB-SPP-SPPA	6201 W MULHOLLAND HWY	PURSUANT TO: 12.24.X 28, A ZONING ADMINISTRATOR DETERMINATION TO ELIMINATE STREET IMPROVEMENTS ON INNSDALE DRIVE AND PROVIDE ZERO ADDITIONAL OFF STREET PARKING SPACES, PROVIDING RELIEF FROM THE TWO SPACES REQUIRED BHO AND ONE ADDITIONAL SPACE REQUIRED BY THE HOLLYWOODLAND SPECIFIC PLAN. PURSUANT TO: 16.50 AND 11.5.7.C, DESIGN REVIEW BOARD AND SPECIFIC PLAN PROJECT PERMIT COMPLIANCE FOR A 879 SQUARE FEET TO AN EXISTING SINGLE FAMILY DWELLING UNIT OF 2,489 SF. PROJECT PERMIT ADJUSTMENT TO ALLOW AN INCREASE IN HEIGHT TO LESS THAN 10 PERCENT PER THE MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN.
3	ZA-2012-694-CUW	6100 W TYROLEAN DR	CONDITIONAL USE PURSUANT TO LAMC SECTION 12.24W49 TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A COMMUNICATION EQUIPMENT SHELTER ACCESSORY TO AN EXISTING PUBLIC SAFETY COMMUNICATIONS FACILITY LOCATED ON MOUNT LEE.
4	ZA-2009-1897-F	6300 W MULHOLLAND HWY	A ZONING ADMINISTRATOR'S DETERMINATION, PURSUANT TO SECTION 12.24 X 7 OF THE LOS ANGELES MUNICIPAL CODE, TO ALLOW THE CONSTRUCTION, USE AND MAINTENANCE OF A PROPOSED, 8-FOOT WOODEN FENCE WITH STEEL SUPPORTS INTO CONCRETE FOOTING IN LIEU OF THE PERMITTED 6 FEET IN THE REQUIRED SIDE AND REAR YARDS, IN THE RE15-1 ZONE.
5	ZA-2008-1426-ZAA-ZAD	6454 W INNSDALE DR	A ZONING ADMINISTRATOR ADJUSTMENT, PURSUANT TO SECTION 12.28 OF THE LAMC, TO ALLOW A REDUCED VARIABLE SIDE YARD SETBACK OF 5'9" TO 6'10".
6	ZA-2002-2452-CU	3315 N DURRAND DR	REQUEST FOR THE INSTALLATION OF A WIRELESS TELECOMMUNICATIONS FACILITY.
7	ZA-2000-2783-ZAA	6450 W TAHOE DR	TO PERMIT REDUCTION IN LOT AREA BELOW MINIMUM REQUIRED FOR LOT IN THE RE15-1-H ZONE.

8	DIR-2015-3970-DRB-SPP	3340 N DURAND DR	PURSUANT TO LAMC SECTIONS 16.50 AND 11.5.7, DESIGN REVIEW BOARD AND PROJECT PERMIT COMPLIANCE WITH THE HOLLYWOODLAND SPECIFIC PLAN FOR THE ADDITION OF NEW STAIRS, SMALL NEW DORMER ADDITION TO THE REAR OF THE BUILDING, AND NEW DECK.
9	DIR-2008-21-SPP-DRB	3315 N DURAND DR	ADDITION OF 3 STORIES WITH BASEMENT TO EXISTING SFD AND NEW 3-CAR GARAGE.
10	DIR-2006-204-DRB-SPP	6241 W MULHOLLAND HWY	DESIGN REVIEW AS PER HOLLYWOODLAND SP TO INSTALL A WTF, AN ANTENNA POLE WITH ONE ANTENNA FLASHED TO THE POLE THAT MEASURES 32-FOOT HIGH WITH UNDERGROUND VOLT, TWO VENTILATION STACKS AND A METER PEDESTAL.
11	DIR-2005-7280-DRB-SPP	6161 W MULHOLLAND HWY	REPLACE EXISTING ACCESSORY BUILDING AND REMODEL EXISTING SINGLE-FAMILY DWELLING; ALSO, ADDITIONS TO DWELLING.
12	DIR-2001-2896-DRB	6187 W MULHOLLAND HWY	TO PERMIT A 731 SQ. FT. ADDITION FOR AN OFFICE/GYM.
13	DIR-2000-3221-DRB	6230 MULHOLLAND WAY	REQUEST FOR A NEW GARAGE AND MASTER SUITE ON THE 2ND FLOOR.
14	DIR-2012-3585-DRB-SPP-DI	6068 W MULHOLLAND HWY	A PROJECT PERMIT COMPLIANCE REVIEW AND DESIGN REVIEW FOR THE CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE ON A VACANT, DOWN SLOPE, 10,533 SQUARE FOOT LOT. PROPOSED PROJECT FEATURES A 45-FOOT IN HEIGHT RESIDENCE WITH 2,395 SQUARE FEET, INCLUDING A DETACHED ACCESSORY BUILDING.

3.0 PROJECT DESCRIPTION

PROPOSED DEVELOPMENT

The development application for the Project proposes to construct one 9,250 sq. ft. two-story single-family dwelling with a 5-car garage and basement on Assessor Parcel 5577-008-003. Accessory uses include a 1,850 sq. ft. guesthouse, pool and equine areas. The total building square footage above grade is 11,100 sq. ft. The maximum building height is 30'. The single-family home, guesthouse and swimming pool will be located in the southwestern portion of the Site accessed by a private driveway. The Site Plan for the Southwest corner of the Property where the driveway, houses and pool are to be located is shown on Figure 14. Proposed Building Elevations are provided on Figures 15 and 16. A rendering of the Main and Guest Houses is shown on Figure 17. Architectural plans are available for public review at the City Planning Department.

Equine and Ovine Uses

Animal keeping is proposed to assist with the existing sustainable agricultural uses (organic vineyard and olive orchard) and to continue the rich equine heritage of this region and for brush maintenance to reduce the risk and severity of wildland fires. Proposed equine and ovine uses are required for agricultural purposes. The 4-6 animals will be located on the two main flat areas of the fill site to the north of the residence. Each area will include a 10' X 12" metal noncombustible shade structure surrounded by a noncombustible steel fence. The equine use will assist workers who manage the vineyard on foot. The ovine use will assist with weed control and required Fire Department brush control. (On March 1, 2017, the Los Angeles City Council passed Ordinance 184802, the most recent Baseline Hillside Ordinance, which contained the language from the previous 2011 Baseline Hillside Ordinance (Ordinance No. 181624) amending LAMC Section 12.21.C.10 (f)(3), which grants an unlimited grading exemption for "required animal keeping site development").

Water Quality

The following Project Design Features will prevent adverse water quality impacts to down slope resources:

- Runoff from the 2-animal keeping areas (pads) will be minimized through the use of Best Management Practices (BMPs). BMPs include:
 - Employ a modular manure management and composting system.
 - Use manure in agricultural operations.
 - Divert runoff away from stable areas.
 - Regular cleaning & waste removal.
 - Install gutters and downspouts on shade structures to divert water away from areas prone to muddy conditions.
 - Blanketing heavily used portions of stable with absorbent materials (wood pellets/shavings).
 - Establish vegetative buffer strips to minimize erosion and absorb nutrients.
- Runoff from the 2 animal keeping areas (pads) will be collected in a tank on-site and used to irrigate proposed native vegetation on the fill slope.

Figure 14 - Residential Site Plan



Figure 15 - Main House Elevations

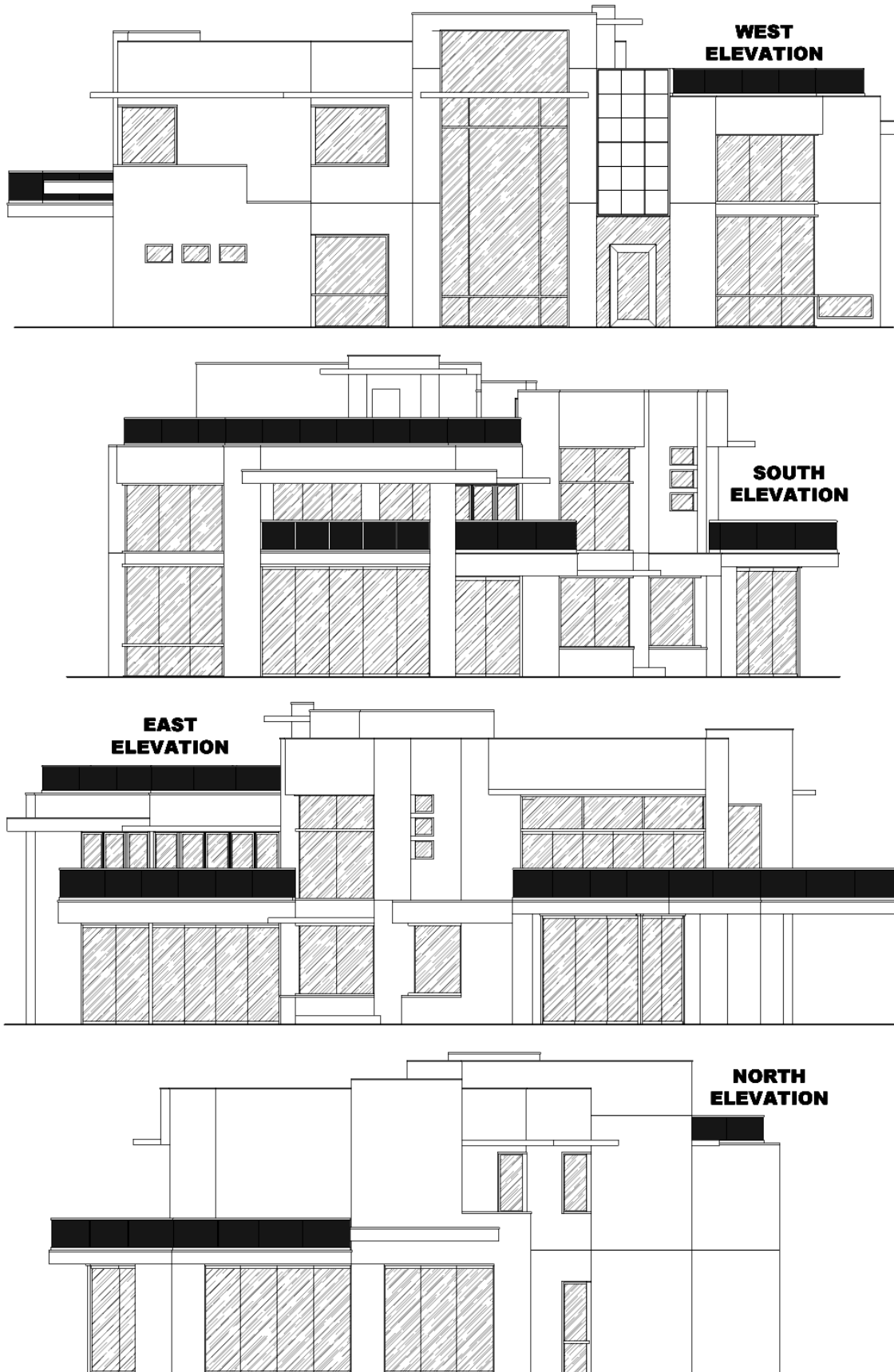
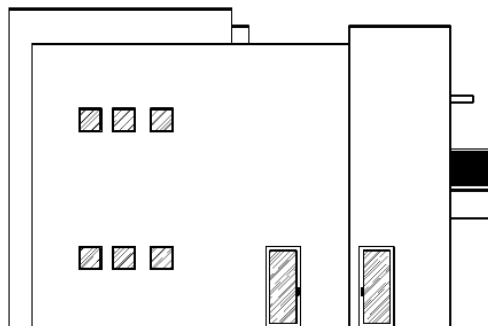


Figure 16 - Guest House Elevations

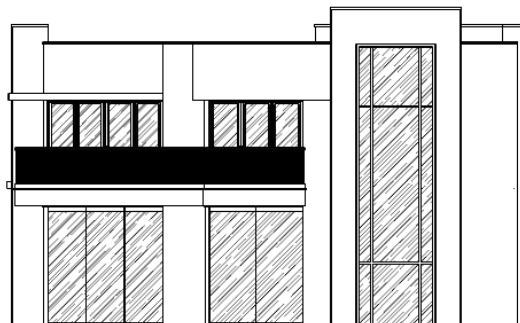
Note: Scale is the same as for the Main House Elevations shown on Figure 14.



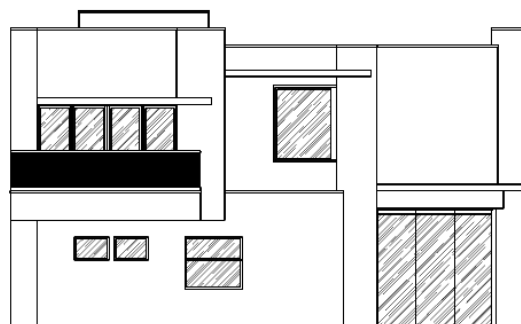
**SOUTH
ELEVATION**



**NORTH
ELEVATION**

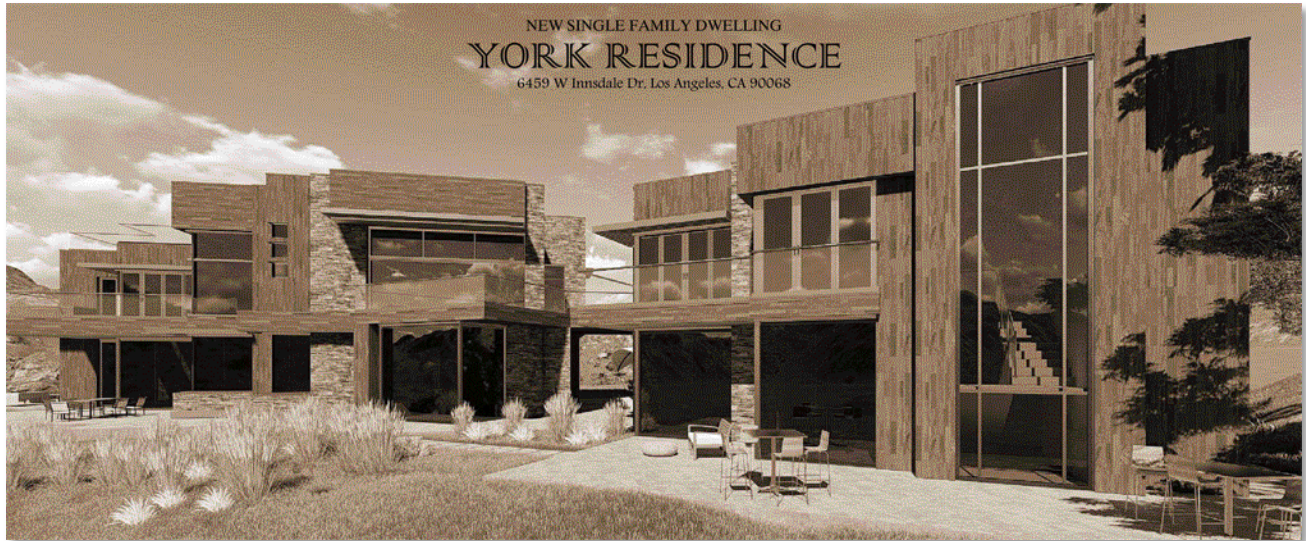


**EAST
ELEVATION**



**WEST
ELEVATION**

Figure 17 - Rendering of Guest and Main House



Circulation and Access

The Project proposes to construct a 20' wide private driveway from the western terminus of West Innsdale Drive across Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) to provide access to Assessor Parcel 5577-008-003 (6459 West Innsdale Drive). Both parcels are owned by the Project Applicant.

A private driveway design was selected over the extension of West Innsdale Drive as a public street to minimize the grading footprint, grading quantity and retaining wall height.

Note: Previously, a "paper" turnaround at the western terminus of Innsdale Drive was vacated by then Councilman Tom LaBonge and the property reverted to the owners of 6454 W. Innsdale Drive, who developed this area of their property as a pool and deck area.

In an effort to improve vehicular access including emergency access to the community, the proposed private driveway design includes construction of a hammerhead turn meeting Fire Department standards which would be available to the Fire Department and emergency vehicles which presently do not have a means to reverse direction on West Innsdale Drive, except by accessing private driveways in the area which may or may not be occupied. Thus, instead of creating an adverse impact on circulation in the area, the construction of the private hammerhead will allow the Fire Department easier access to serve this hillside community.

Fire and Emergency Access

A portion of the Project driveway will be used as a fire lane with a minimum of 20 feet in width; all habitable structures have been located within 300 feet of an approved fire hydrant, and entrances to the dwelling or guest structure(s) are not more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane. The habitable structures will have automatic fire sprinkler systems.

Site Grading

The Project consists of cutting into the west end of a hillside to create a pad for the two-story residence (over a basement, the entrance of which extends down the hillside), a guesthouse and pool. The excavated soil will be compacted in the canyon to the north to create level areas for required animal keeping. The 37,409 cubic yards of cut and fill will be balanced on-site. Three retaining walls are planned that will support excavations on both sides of the access driveway and at the toe of the rear-yard slope. Cut slopes are planned at a 1:1 gradient up to 55 feet high, north east of the residence pad. A 10-foot high, 1:1 cut is planned along the west side of the access driveway and a 1:1 cut up to 25 feet high is planned at the northeast side of the driveway.

A 1¼:1 cut slope up to 40 feet high is planned east of the driveway. The compacted fill slope for required animal-keeping areas will be 2:1 in gradient and up to 110 feet high.

Site grading will require 37,409 cubic yards of cut and 37,409 cubic yards of fill. All grading will be balanced onsite. No import or export of earth material is proposed. The Project will disturb approximately 3.07 acres of the 40.46-acre site (approximately 7.7% of the Site). The Project will comply with the City's Hillside Development Guidelines.

A temporary chute will be installed to transport fill from the proposed residence site to the animal keeping area. The chute is approximately eight feet wide and four feet tall, constructed with plywood, wooden two-by-four's and four-by- fours. The chute will be built at an angle so that soil, rocks and other earth materials can easily slide downhill from one area of the property to the other reducing the use of heavy equipment and vehicle exhaust. The chute will be covered to eliminate the potential for dust and debris to escape into the surrounding vegetation. The tractor route from the proposed residence to the top of the chute consists of an existing trail already in use for vineyard operations. The temporary wooden chute will be removed following completion of grading activities.

The Project's Grading Plan is provided on Figure 18. Figure 19 provides the Project's Development Footprint and identifies areas that will be disturbed and re-vegetated.

The following Project Design Features will minimize grading impacts:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
- Stockpiled, excavated and exposed soil will be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a biodegradable soil stabilizer.
- Appropriate erosion control and drainage devices will be provided to the satisfaction of the Department of Building and Safety and Regional Water Quality Control Board. These measures include interceptor terraces, berms, vee-channels and inlet and outlet structures, as specified by Section 91 .7013 of the Building Code, including planting fast growing annual and perennial grasses in areas where construction is not planned.

Figure 18 - Grading Plan

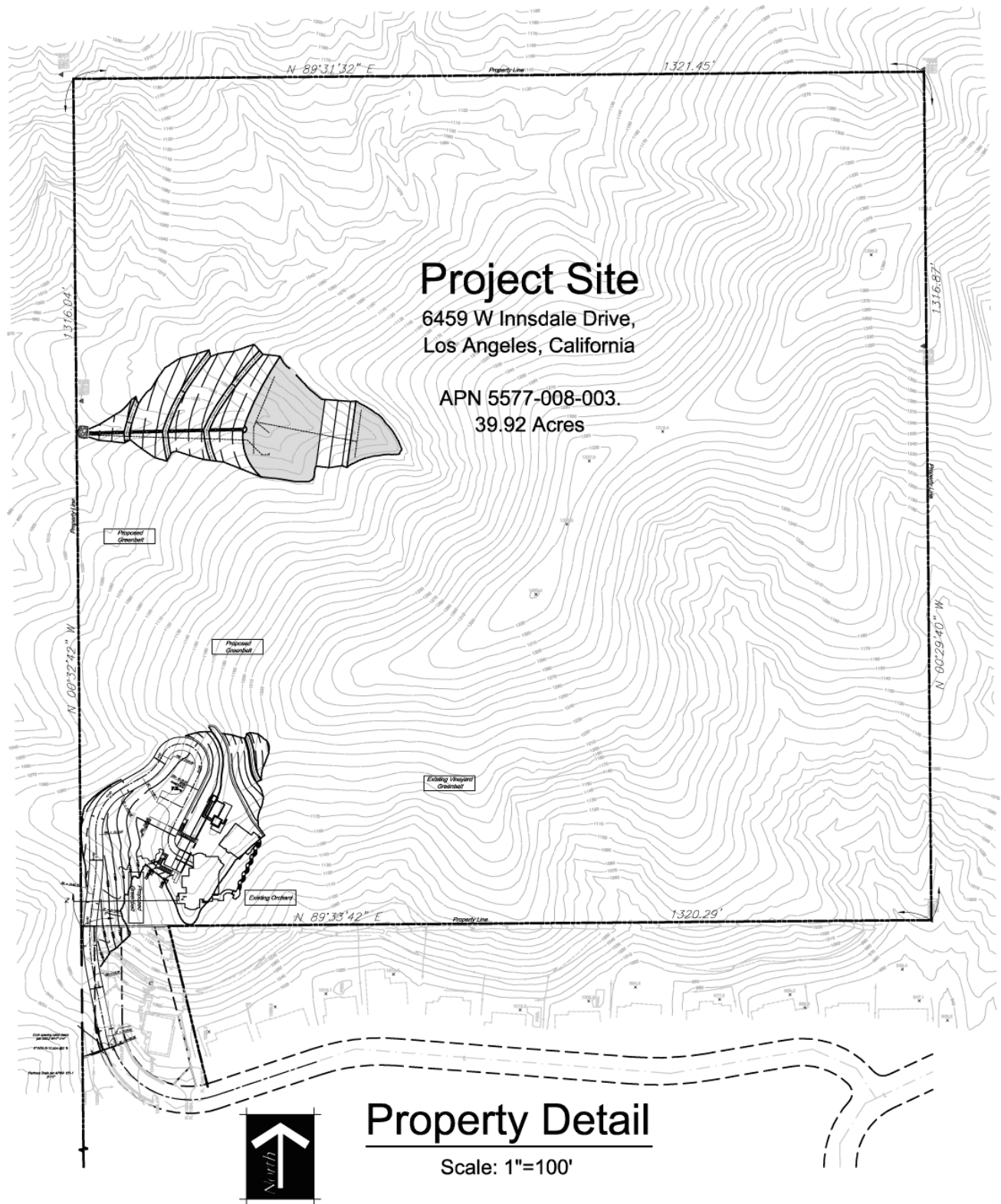
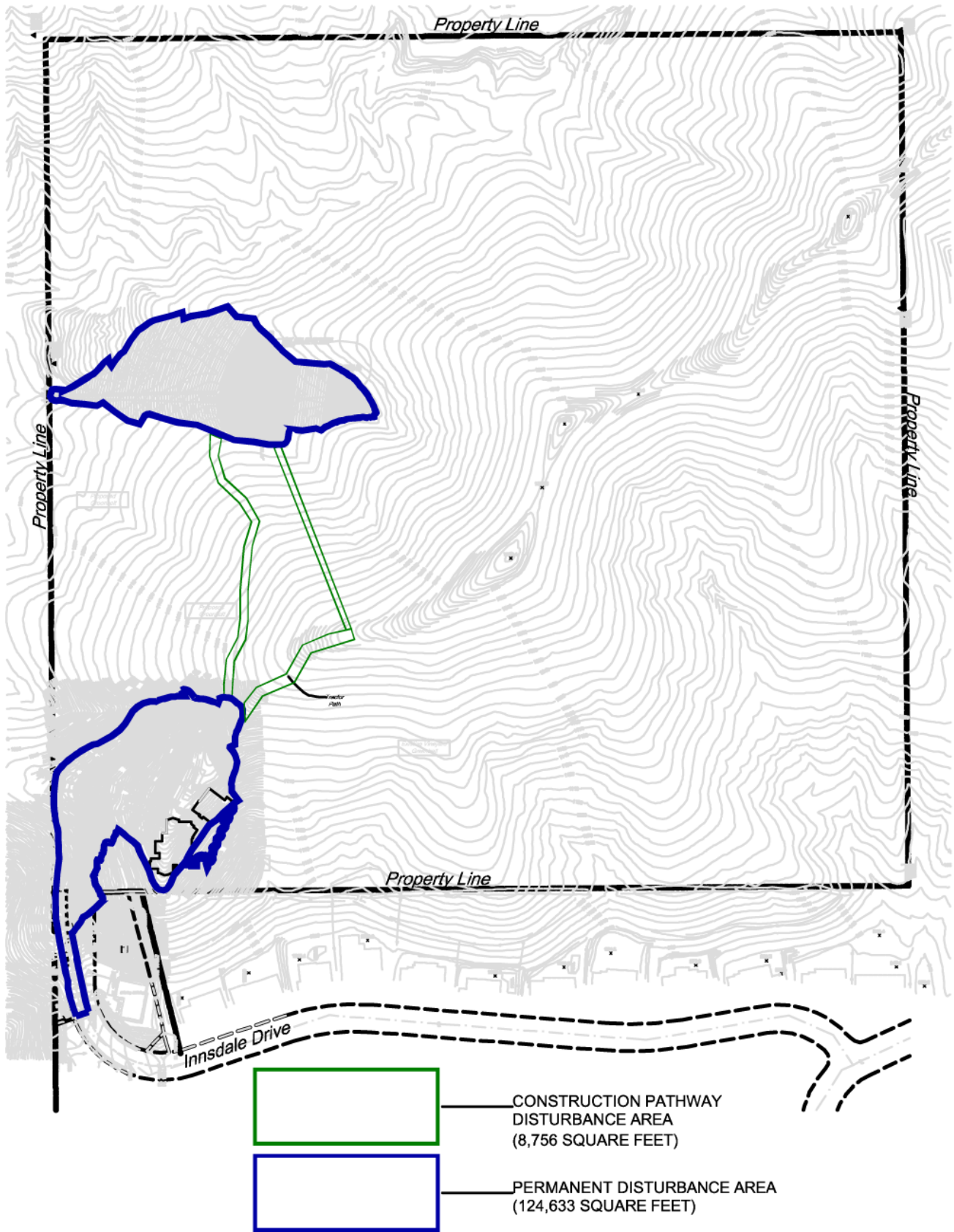


Figure 19 - Project Development Footprint



Landscaping

The following Project Design Features will minimize the impacts to disturbed areas:

- Proposed landscaping of disturbed slopes and retaining walls will utilize native plant species. Landscaping will include a variety of trees, vines, bushes and ground cover to screen the walls from off-site views.
- Landscaping will hydroseed all exposed soils on the fill slopes just prior to the rainy season with coastal sage scrub and/or chaparral species (the hydroseed mix will include a bonded fiber matrix material soil stabilizer, mycorrhizal fungi, compost, and native seed mix).
- A portion of the topsoil containing native seeds and mycorrhizae will be collected and set aside in order to spread on the final surface to facilitate re-vegetation.
- Landscaping will comply with applicable provisions of Section 12.21-C,8(a) of the Municipal Code.

Outdoor Lighting

The following Project Design Features will minimize the generation of nighttime lighting:

- Outdoor lighting will be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

Project Phasing

The Project is anticipated to be constructed in one continuous phase following final approvals issued by the City, Regional Water Quality Control Board, Army Corps of Engineers and California Department of Fish and Wildlife. Construction is anticipated to take one to two years, depending on final conditions of approval.

Construction will be restricted to the hours of 7 a.m. to 8 p.m. Monday through Friday, and 8 a.m. to 6 p.m. on Saturday.

Construction phases would include excavation & grading, foundations, framing, etc.

Site Development (including disturbances to native and nonnative vegetation, structures and substrates) will take place outside of the breeding bird season, which generally runs from March 1 - August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young).

Summary of Project Design Features:

The Project will comply with all applicable conditions of approval. In addition to compliance with all applicable conditions of approval, the Project proposes the following Design Features to further ensure the Project will not result in potentially significant impacts on the environment.

Aesthetics

Impacted open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic (temporary) irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

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; colored concrete, decorative masonry, or other varied and textured façade; or utilize a combination of methods

Outdoor lighting shall be designed and installed with shielding, to minimize the light and glare seen from adjacent residential properties or public right-of-ways.

Air/Greenhouse Gas Emissions

The Project design has and will continue to incorporate energy saving design features throughout to reduce the projects Air Quality and Greenhouse Gas Emissions. The features include use of native vegetation, solar panels and energy efficient lighting and appliances. The Project will install low flow kitchen and bathroom faucets, toilets and fixtures and demand (tankless or instantaneous) water heater systems sufficient to serve the anticipated needs of the dwelling and accessory structures. As a result, the Project will comply with the minimum building energy efficiency of 15% and indoor water use reductions per CalGreen Code requirements.

The construction area will be kept sufficiently dampened to control dust caused by grading and hauling, in compliance with SCAQMD Rule 403, and at all times measures will be taken to provide reasonable control of dust caused by wind.

All clearing, earth moving or excavation activities will be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent amounts of dust.

All dirt/soil loads will be secured by trimming, watering or other appropriate means to prevent spillage and dust.

General contractors will maintain and operate construction equipment so as to minimize exhaust emissions.

Construction of the proposed Project shall use only low- and non-Volatile Organic Compounds (VOCs)-containing paints, sealants, adhesives and solvents.

Biological Resources

Re-vegetation - The Project proposes to fully compensate for the disturbance to native vegetation resulting from the placement of fill in a canyon area by replanting the fill slopes with native vegetation at a 1:1 ratio.

Protected Trees - Although no impacts to protected trees are anticipated as a result of the proposed project, any coast live oaks within 100 feet of the project grading limits, including the unpaved path/trail to the required animal keeping area will be flagged as a Project Design Feature. Flagging shall be installed under the supervision by the Project Biologist prior to the start of grading and be maintained until completion of construction activity to ensure that the oaks are not impacted by any construction activities.

Exterior Lighting - As a Project Design Feature, all exterior lighting will be directed downward and will be positioned such that it does not illuminate adjacent native habitats.

Sedimentation - Grading of the 1.42-acre animal keeping area will result in the addition of fill within the boundaries of the animal keeping area. Implementation of the grading will include Project Design Features for water collection, storage and reuse, to prevent erosion and the potential movement of sediment into downstream areas. Therefore, there would be no significant impacts to downstream areas, including the Hollywood Reservoir associated with the project.

Nesting Birds - The requirements under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code Sections 3503.5, 3503, and 3513 are to be implemented to ensure that nesting birds are not harmed during project construction.

Site Grading

The Project has been designed to balance cut and fill activities on-site. By eliminate the export of earth material off-site, the number of truck trips during the grading phase has been significantly reduced. Local streets serving the Project site are limited to vehicles 6,000 lbs. or less, there by requiring the use of smaller trucks which will increase the number of trucks required to export earth materials by 7-8-fold compared to standard sized trucks. By balancing grading on-site, the Project minimizes wear on local streets, reduces fuel consumption, noise, air quality and greenhouse gas impacts during the grading phase.

Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass, roughened pavement or other material to reduce runoff velocity.

Stockpiled, excavated and exposed soil will be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a biodegradable soil stabilizer.

Appropriate erosion control and drainage devices will be provided to the satisfaction of the Department of Building and Safety and Regional Water Quality Control Board. These measures include interceptor terraces, berms, vee-channels and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast growing annual and perennial grasses (erosion control mix) in areas where construction is not planned.

Landscaping

Proposed landscaping of disturbed slopes and retaining walls will utilize native plant species. Landscaping will include a variety of trees, vines, bushes and ground cover to screen the walls from off-site views.

Landscaping will hydroseed all exposed soils on the fill slopes just prior to the rainy season with coastal sage scrub and/or chaparral species (the hydroseed mix will include a bonded fiber matrix material soil stabilizer, mycorrhizal fungi, compost, and native seed mix).

A portion of the topsoil containing native seeds and mycorrhizae will be collected and set aside in order to spread on the final surface to facilitate re-vegetation.

Landscaping will comply with applicable provisions of Section 12.21-C,8(a) of the Municipal Code.

Outdoor Lighting

Outdoor lighting will be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way. Outdoor lighting shall use energy efficient fixtures and controllers.

Water Quality

Runoff from the 2 Animal keeping areas (pads) will be minimized through the use of Best Management Practices (BMPs). BMPs include:

- Employ a modular manure management and composting system.
- Use manure in agricultural operations.
- Divert runoff away from stable areas.
- Regular cleaning & waste removal.
- Install gutters and downspouts on shade structures to divert water away from areas prone to muddy conditions.
- Blanketing heavily used portions of stable with absorbent materials (wood pellets/shavings).
- Establish vegetative buffer strips to minimize erosion and absorb nutrients.

Runoff from the 2 Animal keeping areas (pads) will be collected in a tank on-site and used to irrigate proposed native vegetation on the fill slope.

Fire Protection Plan

The Project Fire Protection Plan (FPP) continually controls the growth of native grasses and brush to minimize the risk from wildland fires to Project occupants and structures, as well as reduce the risk from wildland fires to people and structures in the Project vicinity.

The design of the FPP minimizes the potential effect of wildfires on the property and surrounding neighborhood by managing potentially hazardous vegetation to reduce the severity of potential

wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.¹

The FPP includes a paved fire access as part of the driveway, a fire access turnaround and on-site fire hydrant. Combined these features will increase fire protection on-site and in the Project vicinity.

The FPP includes an irrigated fuel modification zone, the inclusion of ovine uses (sheep) on-site. The fuel modification zone, the inclusion of ovine uses will continually control the growth of native grasses and brush reducing the risk from wildland fires to people and structures in the Project vicinity.

In addition to the Fire Protection measures identified above the Project will incorporate the following features to minimize the potential effects of wildfires.

- The Property shall be maintained in accordance with the Fire Code (L.A.M.C. 57.322) as amended by Ordinance 185789 (10-12-2018) and Los Angeles Fire Department Brush Clearance Requirements (revised 02-09-2017).
- Ovine (sheep) will be kept on-site to assist with year-round grass and brush management.
- Landscaping shall be designed to provide defensible space around all structures.
- A minimum year-round 200' brush clearance zone will be maintained around all structures.
- Areas within 200 feet of structures and/or 10 feet of roadside surfaces or combustible fence: Grass shall be cut to three inches in height. Native brush shall be reduced in quantity to three inches in height. This does not apply to individual native shrubs spaced a minimum of 18 feet apart, provided such shrubs are trimmed up from the ground to 1/3 of their height with all dead material being removed (see diagram below).
- The use of metal cutting blades for grass or brush clearance shall be limited to those which are non-ferrous/non-sparking.
- Grass or brush clearance operations shall not be conducted on red-flag days.
- Individuals engaged in grass or brush clearance operations shall not engage in any other activities during the actual clearance of grass or brush.
- Individuals engaged in grass or brush clearance operations shall use an appropriate extinguishing agent immediately to extinguish fire.
- All fires, regardless of size shall be reported immediately via the 9-1-1 system to the Fire Department.
- A Class 2-A two (2) gallon water fire extinguisher, pressurized garden hose with attached nozzle (fully open) or comparable Class 2-A extinguishing device, shall be within ten (10) feet of any grass or brush clearing operation.

¹ Hazardous vegetation and fuels around applicable buildings and structures shall be maintained in accordance with the following laws and regulations:

- Public Resources Code, Section 4291.
- California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299 (see guidance for implementation "General Guideline to Create Defensible Space").
- California Government Code, Section 51882.
- California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07.
- 2017 City of Los Angeles Fire Code (Chapter 49 – Requirements for wildland-Urban Interface Fire Areas).

- Where a gasoline container is present at the site of the grass or brush clearance operation, a minimum of a 4-A BC dry chemical fire extinguisher shall be within 10 feet of the brush clearance operation.
- A cell phone capable of dialing 9-1-1 shall be charged and readily accessible to the grass or brush clearance operation.
- A safety strap shall be used at all times for any tool or appliance with hot exhaust. Hot exhaust shall not come in contact with any brush, grass, flash fuels, or other flammable material.
- For trees taller than 18 feet, trim lower branches so no foliage is within six feet of the ground, and remove all dead material. For trees and shrubs less than 18 feet, remove lower branches to 1/3 of their height, and remove all dead material.
- Trees shall be trimmed up so the foliage is no closer than 10 feet from the outlet of a chimney.
- All roof surfaces shall be maintained free of substantial accumulation of leaves, needles, twigs and any other combustible matter. Maintain five feet of vertical clearance between roof surfaces and portions of overhanging trees.
- All cut vegetation and debris shall be removed in a legal manner. Cut vegetation may be machine processed (i.e., chipped) and spread back onto the property at a depth not to exceed three inches within 30 feet of structures and six inches beyond 30 feet of structures. In addition, spread material shall not be placed within 10 feet of any usable roadside (in accordance with Fire Prevention Bureau Procedure No. 25).
- An automatic irrigation system will be installed.
- The irrigated vineyard is designed to serve as a large fire break/defensible space.
- The Project will comply with the wildfire protection building construction requirements (2016 California Fire Code Section 4905.2)²
- The house will have fire sprinklers.
- The project has been designed to extend a Fire Dept. truck turnaround and fire hydrant close to the house.
- The house will be constructed having one-hour fire rated exterior materials (i.e., 7/8" cement stucco).
- The house will have a Class A roof.
- The house will have sealed eaves and attic ventilation in compliance with California Wildfire requirements.
- There shall be no open flame or self-contained device capable of producing flame permitted or located upon any road, street or fire road (2016 California Fire Code Section 4908.5).
- Smoking shall be prohibited. No person shall light, ignite or smoke any cigar, cigarette, tobacco in a pipe or other form of smoldering substance (2016 California Fire Code Section 4908.6).

Energy Efficiency

The Project will be constructed in compliance with the applicable California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings³ which includes

² See California Building Standards Code, Including the following:

- California Building Code, Chapter 7A,
- California Residential Code, Section R327, and
- California Reference Standards Code, Chapter 12-7A.

³ Administrative Regulations, California Code of Regulations, Title 24, Part 1

compliance with Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402 and all city Codes and Ordinances.

The Project will meet or exceed Title 24 California Building Standards Code requirements. Title 24 California Building Standards Code is a broad set of requirements for “energy conservation, green design, construction and maintenance, fire and life safety, and accessibility” that apply to the “structural, mechanical, electrical, and plumbing systems” in a building. Title 24 was published by the California Building Standards Commission and applies to all buildings in California, not just state-owned buildings.

Compliance will affect many aspects of Project design, many of which have not been determined at this time. Energy efficient feature will be identified throughout the planning and building permit process. Examples of how the Project has been designed in compliance with applicable energy standards include:

- Site Grading: The Project has been designed to balance site grading on-site and to reduce export of earth material. By balancing grading on-site, the Project minimizes wear on local streets, total vehicle miles traveled, reduces fuel consumption, noise, air quality and greenhouse gas impacts during the grading phase.
- Incorporation of Equine and Ovine Uses on-site: The Project incorporates equine and ovine uses on-site for brush management and to assist in the operation of existing agricultural uses. The incorporation of equine and ovine uses reduces the need for gas/diesel powered motor vehicles and equipment otherwise required to accomplish these tasks.
- Landscaping: Drought tolerant plant species, low water use irrigation systems, smart irrigation controls, and use of mulch on-site to reduce evaporation/water demand.
- Water Collection and Reuse: Runoff from the 2 Animal keeping areas (pads) and landscaped areas will be collected in a tank(s) on-site and used to irrigate proposed native vegetation on the fill slope and/or irrigated fuel modification zone.
- Architectural Design: Examples: Fenestration shall comply with Title 24 requirements including; dual pane tempered windows and doors with high performance glazing. Locating windows and use of flooring to capture solar heating, Cool roof (a light colored roof designed to reflect and emits the sun’s heat back to the sky instead of transferring it to the building below.).
- Outdoor Lighting: Emergency efficient outdoor light fixtures, incorporation of motion detectors where applicable, use of smart controllers.
- Indoor lighting: LED lighting throughout, Lighting control system (exceeds title 24 requirements).
- Construction Materials: Examples: Wall, ceiling, and attic insulation per Title 24 requirements, double pane windows.
- Appliances: Energy certified appliances, Tank-less water heaters, Roof mounted solar assisted hot water (exceeds title 24 requirements).
- Indoor Temperature Controls: Use of Smart home thermostats (exceeds Title 24 requirements)
- Energy Generation: Roof mounted photo-voltaic solar system.

4.0 REQUESTED APPROVALS

Requested Approvals:

- A Zoning Administrator's Determination from Code Section 12.21 C8 to permit construction of two additional retaining walls, up to twelve (12) feet in height, to allow construction of a private driveway/fire access road, in addition to the one retaining wall allowed by right.
- A Zoning Administrator's Determination, as authorized in the Baseline Hillside Ordinance for larger sized lots, to permit a maximum of 37,409 cubic yards of (non-exempt) cut and fill grading balanced on site in lieu of the maximum of 3,300 cubic yards of “by-right” grading in the RE40 Zone permitted by Code Section 12.21 C10 (f)(4). In this case the Zoning Administrator has the discretion to authorize maximum 87,245 cubic yards of non-exempt grading.
- A Zoning Administrator's Adjustment from Code Section 12.21 C1 (g) to allow two retaining walls up to 12 feet in height within the front, rear and side yard setbacks of both 6459 and 6443 West Innsdale Drive, in lieu of the maximum 3-1/2 feet in the front and 6 feet along the side and rear setbacks otherwise permitted in order to allow construction of the private access drive.
- A Zoning Administrator's Determination to permit the construction, use and maintenance of a single-family home and accessory building (guest house) on a lot that does not have vehicular access from a street improved with a minimum 20-foot wide continuous paved roadway to the boundary of the hillside area required by Code Section 12.21 C10 (i)(3) and modification to the Director of Planning's Policy for general variations of private street regulations to allow for a roughly 10-foot wide all weather access driveway combined with a roughly 10 foot wide portion of the public right of way to provide a City of Los Angeles Fire Department (LAFD) approved 20-foot roadway for access to the Subject Property.
- A Zoning Administrator's Determination to waive full street improvements (curb, gutter, sidewalk, hammerhead, etc.) required under Code Section 12.21 C.10 (2). The project will require Applicant to submit a B-permit application to allow improvements partially on a “paper street” that is controlled by the City's right of way and partially on the applicant's property located at 6443 West Innsdale Drive.

Other Agency Approvals Needed:

The Project Site contains canyon areas that may be subject to the California Department of Fish and Game Code Section 1600 and the state Porter-Cologne Act Waste Discharge Requirements. (Note: Prior to site disturbance the applicant shall notify the California Department of Fish and Wildlife and California Regional Water Quality Control Board to determine if the Project is subject to these regulations and what if any mitigation measures will be required.)

- The proposed Project will be required to notify the Los Angeles Regional Water Quality Control Board (RWQCB) who administers the State Porter Cologne Water Quality Control Act. The notification is required for the proposed placement of fill material into an ephemeral drainage. The notification process will ensure compliance with the State Porter Cologne Act.

- The proposed Project will be required to notify the California Department of Fish and Wildlife (CDFW) who administer Section 1602 of the State Fish and Game Code. The notification is required for the proposed placement of fill material into an ephemeral drainage. The notification process will ensure compliance with Section 1602.

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 type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Energy | <input type="checkbox"/> Noise | <input 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.

Christina Toy Lee
PRINTED NAME

Senior City Planner
TITLE


SIGNATURE

1/23/2020
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 significant.

DISCUSSION OF THE ENVIRONMENTAL EVALUATION

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology—Seismic Hazard Maps and reports are used to identify potential future significant seismic events, including probable magnitudes, liquefaction and landslide hazards. Based on Applicant information provided in the Department of City Planning Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including, but not limited to, reference materials indicated above, field investigation of the Project Site, Air Quality/Greenhouse Gas, Biological, Cultural/Historical Resource and Geotechnical/Soils technical reports prepared for the Project and other reliable reference materials known at the time.

Project-specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the Applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the *City of Los Angeles's L.A. CEQA Thresholds Guide* and the *State CEQA Guidelines*, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

While it is not anticipated that the Project as identified in the project description may cause potentially significant impacts on the environment the potential exists for unanticipated findings during construction that could potentially result in significant impacts unless mitigated (example: if unknown archaeological or historical resources are discovered during site grading). Mitigation measures consistent with City regulations and industry protocol have been added to protect the environment from these potential impacts. Therefore, this environmental analysis is considered worst-case (errors on the side of the environment) and concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2018-2940-MND and the associated cases, ZA 2011-2939(ZAD)(ZAA). Finally, based on the fact that these impacts can be feasibly mitigated to a less than significant level, and based on the findings and thresholds for Mandatory Findings of Significance as described in the State CEQA Guidelines, Section 15065, the overall project impacts(s) on the environment (after mitigation) **would not**:

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

5.0 INITIAL STUDY

5.1 AESTHETICS

A significant impact may occur if the Project introduces incompatible visual elements within a field of view containing a scenic vista or substantially blocks views of a scenic vista. Scenic vistas are generally described in two ways: panoramic views (visual access to a large geographic area, for which the field of view can be wide and extend into the distance) and focal views (visual access to a particular object, scene, or feature of interest).

Public Resource Code Section 21099 limited the extent to which aesthetics and parking are defined as impacts under CEQA. Specifically, Section 21099 (d)(1) of the Public Resources Code (PRC) states that a project's aesthetic and parking impacts shall not be considered a significant impact on the environment if:

- 1. The project is a residential, mixed-use residential, or employment center project, and*
- 2. The project is located on an infill site within a transit priority area.*

The City of Los Angeles Department of City Planning published guidance for Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA.⁴ This document states:

“While the Governor’s Office of Planning and Research (OPR) is still in the process of drafting guidance to substantially revise transportation impact methodology for infill projects, the elimination of aesthetics and parking for infill projects went into effect January 2014. No further action is needed for the elimination of aesthetics and parking for infill projects, defined herein to take effect as part of the City’s impact evaluations pursuant to CEQA.

⁴ City of Los Angeles Department of City Planning, Zoning Information File: # Zi No. 2452, Transit Priority Areas (TPAs) / Exemptions to Aesthetics and Parking within TPAs Pursuant to CEQA.
<http://zimas.lacity.org/documents/zoneinfo/ZI2452.pdf>

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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?

No Impact: No. Portions of the Project Site are visible from the surrounding community. The Project Site is not a designated scenic vista. The Project Site is not located within a Historically Sensitive Resources Area (Hollywood Sign Viewshed), conservation plan area or other resource protection area. The General Plan Land Use Element designation for the Project Site is Low I Residential and Minimum Residential. The Project Site is zoned for residential use (RE15-1-H and RE40-1-H). The Project will not have a substantial adverse effect on a scenic vista. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway?

No Impact: No. The Project Site is not visible from a State Scenic Highway.⁵

⁵ Source: California Scenic Highway Mapping System

The Project Site is zoned for residential use (RE15-1-H and RE40-1-H). The General Plan Land Use Element designation for the Project Site is Low I Residential and Minimum Residential. The Project Site is not designated as a scenic resource by the City General Plan or Hollywood Community Plan. The Project Site is not located within a Historically Sensitive Resources Area (Hollywood Sign Viewshed).

The nearest City designated Scenic Highways are:

Los Feliz Blvd.: Located approximately 1.25 miles to the southeast. Intervening hillsides, development and vegetation block views of the Project Site from Los Feliz Blvd.

Mulholland Drive: Located approximately .75 miles to the southwest. The Project Site and nearby homes are visible from segments of Mulholland Drive between US 101 and the Hollywood Bowl Overlook. These vistas are limited to the eastbound travel lane where the intervening topography and vegetation provide an unobstructed view.

Barham Blvd.: Located approximately .75 miles to the west. The Project Site and nearby homes are visible from vistas along Barham Blvd. between US 101 and South Coyote Drive in limited areas where intervening structures, topography and vegetation provide an unobstructed view.

Forest Lawn Drive: Located approximately .75 miles to the west and north. The Project Site and surrounding homes are not visible from Forest Lawn Drive due to intervening topography.

The Project will not damage trees, rock outcroppings or historic buildings within a state scenic highway. The Project will not substantially damage scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- c. *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 not in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

No Impact: No. The visual character of the site and its surroundings is defined by a number of factors including highly visible open space hillsides, an agricultural use (vineyard and olive orchard), the Hollywood Sign, City of Los Angeles Central Communication Facility, Griffith Park, Canyon Lake Public Park, Griffith Park Observatory the Hollywood Reservoir, as well as developed urban uses including multi-story single family tract and custom homes. Single-family homes have been terraced into hillsides and developed atop ridgelines. Urban infrastructure including roads, the Hollywood Reservoir and water tanks are also dominant features. Due to the hilly nature of the area, many of the single-family homes appear clustered, many with narrow roads. Little to no natural ungraded land exists within the interior of developed tract housing projects. Within the developed tract housing projects native vegetation has been replaced with non-native vegetation. Non-native vegetation includes large numbers of trees and shrubs, which enhance the character of the community and

partially block views of the developed community. Noticeable fuel modification zones have been established between tract housing and open space areas. This includes sparsely vegetated linear cut slope/fuel modification zone in the rear of the adjacent existing single-family homes.

The visual character of the community has evolved over time. This evolution can be seen on historic aerial photos contained in the Cultural Resource Investigation (Appendix D to this Initial Study) as well as current photos provided on Figures 5 thru 11, 20 & 21). The community continues to evolve with minor infill development. Examples are home remodels, which generally modernize and enlarge the original structure. These and other factors help define the visual character of the Project Site and its surroundings.

Depending on the location and viewing angle, the Project Site and its surroundings are visible from the surrounding community affording both panoramic and focal views.

The Project Site lies approximately ½ mile west/southwest of the Hollywood Sign, a notable landmark and tourist attraction. The Project Site and adjacent existing single family homes are not within the primary viewing corridor of the Hollywood Sign, they are off to the side (west). The primary public viewing corridor of the Hollywood Sign is considered to be in front of the Sign and down slope (south) at locations such as the Canyon Lake Public Park where tourists are often taken to view and photograph the Sign. However, there are many other public viewing locations that offer unobstructed panoramic views of the Hollywood Sign and City of Los Angeles Central Communication Facility.

The Project Site lies within the boundary of the Hollywood Community Plan. The Hollywood Community Plan's Objectives include Objective No. 3a, "In Hillside residential areas to minimize grading so as to retain the natural terrain and ecological balance" and Objective No. 7 "To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region." The Hollywood Community Plan was adopted in 1988 and is currently being updated.

The Project Site is not designated as a scenic resource by the City General Plan or Hollywood Community Plan. The Project Site is not within a Historically Sensitive Resources Area (Hollywood Sign Viewshed). The General Plan Land Use Element designation for the Project Site is Low I Residential and Minimum Residential. The Project Site is zoned for residential use (RE15-1-H and RE40-1-H). The Project will comply with the City's Hillside Development Guidelines. The Project will not damage trees, rock outcroppings. The Project will disturb 3.07 acres of the 40.46-acre site (approximately 7.7%). The Project will replant disturbed slopes with native vegetation. Outdoor lighting will be designed and installed with shielding, to minimize the light and glare seen from adjacent residential properties and public right-of-ways.

The Project consists of cutting into a portion of the hillside to create a driveway and development pad adjacent to a tract of two-story single family homes on .5 -1± acre lots zoned LOW I RESIDENTIAL. The Project proposes to create a level pad for a two-story residence (over a basement), a guesthouse and pool. The excavated soil will be compacted in the canyon to the north to create level areas for required animal keeping. Access to the residential pad will be provided by a private driveway connecting to the western terminus of West Innsdale Drive. The driveway has been designed to minimize its development footprint. Three retaining walls are planned that will support excavations on both sides of the access driveway and at the toe of the rear-yard slope. The access road leads to the

proposed residence. No other roads are proposed. The Project will replant disturbed slopes with native vegetation.

Portions of the developed Project will be visible from a wide range of public viewing locations for miles, generally from lower elevations to the south (Los Angeles basin) and west of the Project Site (Universal City). This is also true for many of the homes adjacent to and in close proximity to the Project Site.

The Project's visual impact will vary depending on the viewing location. The Proposed residence and adjacent homes are at a higher elevation than most public vantage points in the area. Therefore, the public generally looks up at the Project Site as it does for the adjacent homes. The Project design uses the Project Site's topography to block public views of the south (rear) side of the proposed structure and the flat area of the graded residential pad.

The Project design minimizes its impact from public vantage points west, south and east of the Project Site by locating the residential structure back against/into the existing hillside where only small portions of the residential structure will be visible or will extend beyond the existing topography/slope. The structure will block views of the cut slope on the rear (northeast) of the residence. Due to the topography, the driveway/fire access road and associated retaining walls will largely be located below existing grade, which will minimize visibility. Project landscaping will further reduce the Project's visual impact.

In 2012 city staff completed a viewshed analysis⁶ and concluded:

“A second inspection was conducted on Wednesday, November 12, 2012. The purpose of this inspection was to ascertain viewsheds, particularly from Lake Hollywood Drive, to the west, to the Hollywood Sign and the Hollywood Reservoir. The Sign is obliquely visible from certain points on Lake Hollywood Drive north of the Upper Hollywood Reservoir or Wonder View Drive. The sign is not a dominant landscape feature from these streets but is visible if one knows where to look. The Hollywood Reservoir is visible from both streets, especially upper Wonder View, but it is directly south of that point, and the ridge where the site is located is out of view, to the right.”

Figure 20 provides a view simulation of the completed Project from West Innsdale Drive immediately south of the Project Site. From this location the upper portion of the southern exterior of the proposed residential structure can be seen. The Project driveway, residential pad and canyon fill area are not visible. The Hollywood Sign is approximately ½ mile to the east of this viewing location. This viewing location lies between two homes where there are no structures, trees or landform obstructions. If the view angle shifted to the west or east along West Innsdale Drive the view of the Project could be obstructed by structures, vegetation and or topography.

Figure 21 provides a view simulation from Wonder View Drive approximately .6 miles west of the Project Site. From this location the western side of the structure, the driveway and canyon fill area can be seen but appear very small due to the distance. The view impact from construction of the driveway and fill area will be reduced over time as the proposed natural landscape establishes. This

⁶ CASE NO. ZA 2011-2939(ZAD(ZAA) ZONING ADMINISTRATORS DETERMINATION/ADJUSTMENT
August 8, 2014

viewing location lies between two homes where there are no structures, trees or landform obstructions. If the view angle shifted to the north or south along Wonder View Drive the view of the Project could be obstructed by structures, vegetation and or topography.

As can be seen from these two view simulations, views of the Project from the surrounding areas will vary greatly based on the viewing elevation and location. Generally, views from lower elevations close to the Project Site will see less of the Project, while viewers at higher elevations or at greater distances will see more of the Project. Views of much of the Project will be blocked by existing development, trees and topography. For example:

- Views of the Project Site from West Innsdale Drive are generally restricted to portions of the south facing slopes the vineyard and olive orchard. Views of the Project from Lake Hollywood Drive (the next street south/down slope from West Innsdale Drive) are blocked by existing homes, vegetation and topography.
- Views of the Project Site from unobstructed vantage points along the public trails near the dam face of the Hollywood Reservoir are generally restricted to portions of the south facing slope and upper portions of the Project Site's western slopes. Views of the Project from unobstructed vantage points along the public trails near the dam face of the Hollywood Reservoir will see the proposed southern exterior, and portions of the western exterior of the residence, the driveway and could potentially see portions of the proposed fill/animal keeping area.

Figure 20 - View Simulation from West Innsdale Drive



Figure 21 - View Simulation from Wonder View Drive



- Views of the Project Site from unobstructed vantage points in the public park east of the Project Site on Canyon Lake Drive are generally restricted to portions of the south-facing slope. Views of the Project from unobstructed vantage points in the public park east of the Project Site on Canyon Lake Drive will see the proposed southern exterior, and portions of the eastern exterior of the residence. The driveway, residential pad and canyon fill area will not be visible from the Canyon Lake public park.
- Views of the Project from unobstructed vantage points along Mulholland Drive near the Hollywood Bowl overlook located approximately 1.2 miles southwest of the Project Site will include the southern and western exterior of the residential structure; the driveway and canyon fill area.

As the distance from the Project Site increases, the apparent size of the Project Site, the developed Project and adjacent residential housing structures decrease. For example, from downtown LA the size of the Hollywood Sign will appear much smaller than from vantage points in the public park on Canyon Lake Drive which is much closer to the Hollywood Sign. The same will be true for the Project and nearby homes. The Project will be visible from many locations south, east and west of the Project Site including downtown Los Angeles. The existing nearby homes are also visible from many locations south, east and west including downtown Los Angeles.

The Project will not obstruct existing views of the Hollywood sign, City of Los Angeles Central Communication Facility, Griffith Park, or the Griffith Park Observatory from unobstructed public

vantage points north, west, east or south of the Project Site. For example, directly south of the Hollywood Sign and southeast of the Project Site is the public park on Canyon Lake Drive. It is a popular tourist viewing location for the Hollywood Sign. From this park, viewers look north/northeast at the Hollywood Sign also see the City of Los Angeles Central Communication Facility. From this location viewers would have to look west/northwest to see the Project. From this park, a viewer looking toward the proposed residence would easily and obviously see the nearby residential homes and only a portion of the east and south sides of the proposed residence in the distance. They would not see the proposed Project's building pad, driveway or fill area.

Views of the Hollywood Sign from unobstructed public vantage points west of the Project Site looking east across the Project Site toward the Hollywood Sign and City of Los Angeles Central Communication Facility are blocked by the Project Site's hillside topography.

Views northeast from public roads and trails southwest of the Project Site, which are not obstructed by existing homes, vegetation and topography, may include the Project and existing nearby homes. From this direction, views of the Hollywood Sign and City of Los Angeles Central Communication Facility if visible are lateral or side views and are at a distance.

The view from the public trail at Burbank Peak looking south is considered worst-case (see Photo 8 on Figure 8) from an open space area. The view of the home site from this location is about .4 miles away. From this location the western/developed portion of the Project Site will be visible.

The view from Wonder View Drive (see Photo 6 on Figure 7 and Photo 7 on Figure 8) is considered worst-case for an urbanized area. From this location the western side of the proposed residence, driveway and fill area can be seen from unobstructed public vantage points (roads). Because of the distance the Project will appear very small. There are no major public viewing areas (parks or lookout points) from this direction.

The visual impacts from Project grading will be similar to the developed residential community. Grading operations will be temporary. Upon completion graded slopes will be landscaped with native vegetation. A significant portion of the grading activities will not be visible from public areas located at lower elevations to the south and east of the Project Site. For example, unobstructed views of the Project Site from the south will see a portion of the grading cut activities (less than half of total grading) but will not see the fill activities. From unobstructed locations west/southwest of the Project Site where grading for the driveway, pad and fill slope could be visible depending on the location, view impacts will be limited by the distance from the Project Site.

The Project's design objective is to develop the Project in compliance with the general plan, zoning standards and Hollywood Community Plan and not impact the visual character of the neighborhood. The Project represents less than 1/40th of the maximum development anticipated by the General Plan land use designation and Zoning designation for the Project Site significantly reducing the visual impact from development of this property. The Project design minimizes the grading footprint (7.7% of the Project Site), and minimizes the visual impact of the Project on the community through the proposed grading design which sets the proposed residence back against/into the hillside reducing view impacts, and preserving to the maximum extent feasible the open space and topography of the Site.

The Project will not 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). The Project is located within an urbanized area and will not conflict with applicable zoning and other regulations governing scenic quality. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- d. Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?*

Less than Significant Impact: No. The Project will generate new sources of light and glare. Project Design Features will minimize the light and glare. Outdoor lighting shall be designed and installed with shielding, to minimize the light and glare seen from adjacent residential properties and public right-of-ways. Project landscaping will further reduce Project light and glare. The Project will not create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the Project in combination with the other projects in the area listed on Table I have the potential to incrementally increase light and glare and make minor insignificant changes to the community's character. The proposed Project combined with the other projects listed on Table I will result in less than significant cumulative impacts to aesthetics. Therefore, cumulative impacts to aesthetics will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.2 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: No. The Project Site is located adjacent to an urbanized area of the City of Los Angeles. It is zoned RE40 and RE15, which are residential zones that allow development and use of single-family homes. While vineyards exist on the Project Site, the Project will not 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. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- b. *Conflict with existing zoning for agricultural use, or a Williamson Act contract?*

No Impact: No. The Project Site is zoned for residential land use and no Williamson Act contracts are in effect for the Project Site. The Project will not conflict with existing zoning for agricultural use, or a Williamson Act contract. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- c. *Would the project 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: No. The Project Site is Zoned RE15-1-H and RE40-1-H and has a Land Use designation of Low I Residential and Minimum Residential in the Hollywood Community Plan. The Project will not 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)). As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- d. *Would the project result in the loss of forest land or conversion of forest land to non-forest use?*

No Impact: No. The undeveloped portion of the Project Site supports native vegetation communities including coastal sage scrub and chaparral. The southwest corner of this parcel consists of a mix of disturbed native scrub and chaparral habitats and ruderal vegetation. Two large individual coast live oaks, four coast live oaks and a few California sycamore associated with the Coast Live Oak/Sycamore Riparian Woodland vegetation type are located outside of the development footprint on the parcel.

None of the protected trees will be removed or otherwise impacted by the proposed development. The Project will not result in the loss of forest land or conversion of forest land to non-forest use. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- e. Would the project involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?*

No Impact: No. The Project will disturb approximately 3.12 acres of undisturbed land and does not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use. The Project includes equine and ovine uses, which will benefit the existing vineyard operation and required fire department brush clearance. The Project will not affect the existing vineyards or olive orchard. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

No Impact: The Project Site is located adjacent to an urbanized area of the City of Los Angeles and does not include any State designated agricultural lands or agricultural or forest uses. As such, the Project and the related projects would not contribute to a cumulative impact. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

5.3 AIR QUALITY

The following section incorporates information from the Air Quality Impact Analysis prepared for the proposed Project, dated August 2018 by Cadence Environmental Consultants. The Air Quality Impact Analysis is included as Appendix A to this Initial Study.

Where available, the significance criteria established by the applicable air quality management district or air pollution control district 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 checked="" type="checkbox"/>	<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: No. The proposed residential use is allowed under the City of Los Angeles' existing land use designation for the Project Site. Therefore, the proposed Project would not exceed the growth projections of the AQMP, and, as such, would not conflict with the 2016 AQMP or jeopardize attainment of state and national ambient air quality standards in the area under the jurisdiction of the SCAQMD. The Project would also be subject to the Los Angeles Green Building Code (Ordinance No. 182849), which adopted portions of the current California Green Building Standards (CALGreen) Code standards to reduce the use of natural resources, create healthier living environments, and minimize the negative impacts of development on local, regional and global ecosystems. Mandatory measures from the Los Angeles Green Building Code that would be applicable to the project and that would help to reduce potential air pollutant emissions are described in the Air Quality Impact Analysis. Because the Project would be consistent with the 2016 AQMP and the City of Los Angeles' efforts to reduce regional air pollutant emissions, the impact of the Project would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard?*

Less than Significant Impact: No. The mass daily regional and localized emissions generated by Project construction-related and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. The proposed Project includes Project Design Features to further reduce its long-term operational impacts. The design features include the use of solar panels for electric generation, emergency efficient appliances and lighting. The Project will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- c. Expose sensitive receptors to substantial pollutant concentrations?*

Less than Significant Impact: No. Emissions generated by the proposed Project would not expose sensitive receptors to substantial pollutant concentrations. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

Less than Significant Impact: No. Implementation of the proposed Project would not result in other emissions (such as those leading to odors) adversely affecting a substantial number of people. The impact of the Project would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The Project combined with other projects in the area will generate short-term construction emissions and long-term operational emissions in an urbanized area of Los Angeles. The Project will not exceed the SCAQMD's recommended emissions thresholds and will not result in a cumulatively considerable impact. The cumulative impact of infill development consistent with the General Plan and Zoning designations will result in less than significant cumulative impacts to air quality. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.4 BIOLOGICAL RESOURCES

The following section summarizes and incorporates by reference information from the Biological Technical Report for the Project, dated February 2017, Revised December 2018 and Revised July 2019 prepared by Glenn Lukos Associates and included as Appendix C to this Initial Study. A Vegetation Impact Map is provided on Figure 22. A jurisdictional Impact Map is provided on Figure 23.

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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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? ☐ ☐ ☐ ☒

- a. *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less than Significant Impact: No. The Project would not result in substantial adverse impacts, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

A total of 393 Plummer's Mariposa Lilies were identified on Site. The Project will impact 22 individuals or 6% (six percent) of the on-site population and avoids 94% (ninety four percent) of the lilies. This impact is considered less than significant.

The Plummer's Mariposa Lily has a California Rare Plant Rank (CRPR) of 4. List 4 is a watch list and includes plants that are currently thought to be limited in distribution or range whose vulnerability or susceptibility to threat is currently low. Many species have been placed on List 4 in previous editions of the California Native Plant Society (CNPS) "Inventory" (the source of the CRPR Rank) and have been removed as survey data has indicated that the species are more common than previously thought. CNPS recommends that species currently included on this list should be monitored to ensure that future substantial declines are minimized. In addition to the CRPR rank of 4, Plummer's Mariposa Lily has a "Rarity Ranking" of G4S4 in the California Natural Diversity Database, where G represents the "global" ranking and S represents the State ranking. Rankings of S1, S2, and S3 are considered "sensitive" whereas rankings of S4 and S5 are considered secure in California consistent with the finding that impacts to this species would not be considered significant.

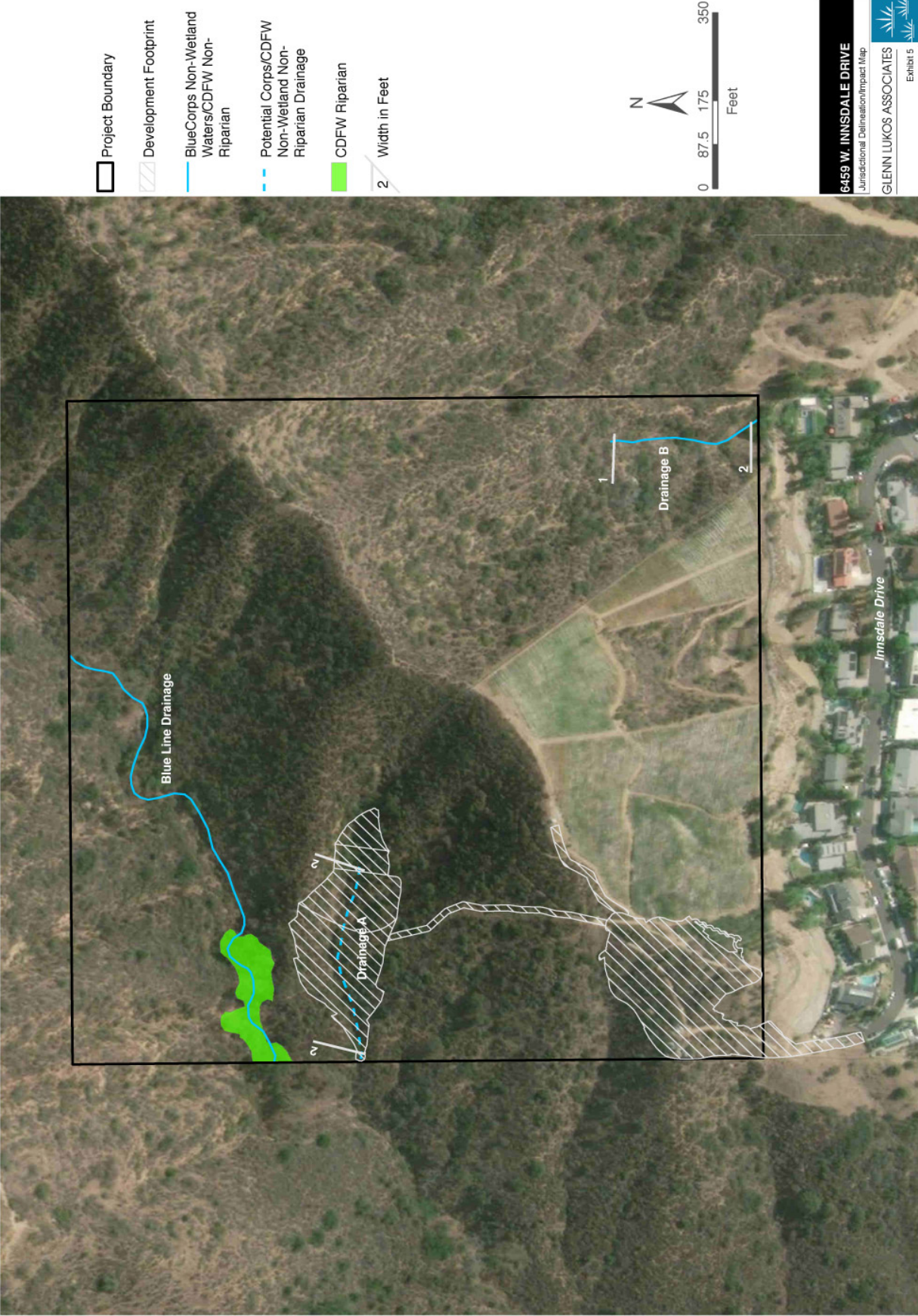
Mitigation Measures: No mitigation measures are necessary.

- 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 Game or U.S. Fish and Wildlife Service?*

Potentially Significant Unless Mitigation Incorporated: Maybe. The project does not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The entire 40-acre site was mapped using the California Manual of Vegetation, Second Edition and none of the native vegetation alliances impacted have a rarity ranking of S1, S2 or S3. Furthermore, the proposed fill site (0.02-acre ephemeral drainage) does not support any wetland or riparian habitat.

6459 W. INNSDALE DRIVE
Vegetation Impact Map
GLENN LUKOS ASSOCIATES
Exhibit 5

Figure 23 - Jurisdictional Impact Map



Representatives from the California Department of Fish and Wildlife (CDFW) and the California Regional Water Quality Control Board (RWQCB) visited the Site to inspect the ephemeral drainage impacted by the Project's fill site and have requested notification prior to disturbance of the ephemeral drainage, which contains no wetland or riparian vegetation and supports non-native upland grasses dominated by brome grasses (*Bromus* spp.) in the two-foot wide ephemeral channel. These representatives requested the project applicant to notify these agencies prior to disturbance of potentially jurisdictional feature.

The Corps has confirmed that it will assert jurisdiction and the Project will require a Section 404 Permit and will also require Certification under Section 401 of the Clean Water Act. If CDFW, determines the drainage to be subject to their jurisdiction, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with Section 404 and 401 of the Federal Clean Water Act, California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant.

For the purpose of this analysis, it is assumed the Project's impact to the on-site ephemeral drainage is subject to jurisdiction under California Fish and Game Code Section 1600 and will be subject to the Porter-Cologne Act Waste Discharge Requirements (a worst-case assumption). Under this scenario, the Project could result in a potentially significant impact unless mitigation is incorporated.

Mitigation Measures:

If CDFW, determines the drainage to be subject to their jurisdiction, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with Section 404 and 401 of the Federal Clean Water Act, California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant. Mitigation, if required, could take the following forms:

- Purchase of credits in an approved mitigation bank. The amount of credits required would be determined during permit processing with CDFW, and/or the Regional Board. Implementation of this mitigation measure would have no adverse impacts on the environment.
- Onsite plantings and installation of water quality protection features to ensure that potential offsite impacts to downstream areas due to erosion are eliminated.
- Dedication and permanent preservation through a conservation easement or deed restriction of the adjacent blue-line drainage that accounts for 0.06 acre and associated 0.40 acre of coast live oak-sycamore riparian woodland. Sycamore riparian woodlands have a "Rarity Ranking" of G3S3 in the California Natural Diversity Database and are considered a sensitive habitat and thus has substantially more value than the 0.02-acre ephemeral drainage channel that supports a predominance of non-native grasses and no wetland or riparian habitat.

c. Would the project 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?

No Impact: No. The project will impact approximately 400 linear feet of ephemeral drainage channel totaling 0.02 acre. The feature does not support state or federally protected wetland habitat or riparian habitat; nevertheless, CDFW has indicated that it will be necessary to notify the CDFW under the provisions of Section 1602 and that a Streambed Alteration Agreement may be required to authorize the proposed grading of portions of this feature for construction of the animal keeping areas. Similarly, the Los Angeles Regional Water Quality Control Board (Regional Board) has indicated that the ephemeral drainage may be considered a Water of the U.S. requiring authorization pursuant to Sections 404 and 401 of the Clean Water Act. The Corps has confirmed that it will assert jurisdiction and the project would require a Section 404 Permit and would also require Certification under Section 401 of the Clean Water Act. Pursuant to the City of Los Angeles California Environmental Quality Act (CEQA) Guidelines consider the “alteration of an existing wetland habitat” to be significant. Because there are no wetlands or riparian habitat associated with the ephemeral drainage, under the City’s CEQA Guidance, the impacts would not be significant, and mitigation is not required pursuant to CEQA.

It is also important to note that on April 2, 2019, the California State Water Resources Control Board adopted the “State Wetland Definition and Procedures for Discharges for Dredged or Fill Material to Waters of the State.” The rule clarifies what is considered a wetland for the entire state and establishes permitting procedures for discharged materials from or to areas considered a wetland. The rule also provides consistency in the way the State Water Board and nine regional water boards regulate activities to protect wetlands and other waterways, such as rivers and streams, and bays and estuaries. Additionally, the rule is intended to avoid duplicative work and streamline requirements to cover all waters of the state, so both state and federal environmental concerns are addressed at once. While adopted by the State Board, it will not take effect until May 28, 2020 following review by the State of California Office of Administrative Law.⁷ As such, no impact will occur.

Mitigation Measures: No mitigation measures, over and above the measures set forth for subparagraph (b) above are necessary as the mitigation measures set forth above under (b) provide full compensation for impacts to non-wetland and non-riparian waters associated with the 0.02-acre of ephemeral drainage that contains no state or federal wetlands.

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?

Potentially Significant Unless Mitigation Incorporated: Maybe. Based on on-site biological surveys, the Project will not 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. However, the proposed Project has the potential to impact migratory nesting birds.

During general wildlife surveys, no evidence was observed of wildlife movement within the Development Area. Common wildlife species are expected to occur within the Study Area, but neither the Development Area itself nor the 40-acre Study Area support a regional wildlife movement corridor due to the site’s location within the Los Angeles Environs. The proposed residence and animal

⁷ https://www.waterboards.ca.gov/board_info/agendas/2019/dec/notice_dredgefill_stakeholder.pdf

keeping areas are located within a portion of the Hollywood Hills that is surrounded by dense urban development and major freeways. The 101 Hollywood Freeway bisects the Hollywood Hills and occurs west of the proposed residence with the 134 Freeway to the north. The Golden State Freeway/Interstate 5 is to the east with dense urban development to the south. Large mammals such as the mountain lion, specifically mountain lion P-22, have on occasion reached the Griffith Park environs of the Hollywood Hills, potentially by moving along the Mulholland corridor to the west, reaching the area by using an overcrossing of the 101 Hollywood Freeway; however, further movement to other areas of open space are totally blocked by the constraints noted above. Mountain lion P-22 has been observed around the Hollywood Reservoir, which is approximately 0.3 miles southwest of the proposed residence and animal keeping area. It is also important to note that the proposed residence would be located directly abutting an existing residential neighborhood near the top of a hillside that is not part of a local wildlife movement corridor between Griffith Park and the Hollywood Reservoir due to its position on the landscape. The animal keeping area proposed for the Project Site would not prevent movement between Griffith Park and the Hollywood Reservoir for the reasons discussed below.

The portion of the Study Area north of the proposed residence is not considered a regional wildlife movement corridor or habitat linkage, but it may provide for occasional movement of small, highly mobile fauna such as insects, birds, and small mammals. The area is within a movement area that has been used by mountain lion P-22, which has been resident in the Griffith Park environs for an estimated six to seven years⁸. The proposed animal keeping area would cover only a small portion (1.42 acres) of the 40-acre Study Area and would not impede the movement of wildlife through the Study Area. Specifically, following grading to create the animal keeping area, grades would tie-in to existing contours and there would be no hindrance to wildlife movement. The animal keeping area will have fenced enclosures for the animals; however, these would be limited to 0.54 acre depicted on the Grading Plan (Figure 18) and would not disrupt movement by mountain lions or other wildlife, including highly mobile fauna such as insects, birds, and small mammals. In addition, there will be no lighting in the animal keeping area and thus no potential indirect impacts from lighting. Thus, although the Project would result in a loss of some of the scrub and chaparral habitats on-site, this would not result in a significant impact to regional wildlife migration or local movement corridors, including impacts to movement by mountain lion P-22 or any other mountain lions that reach the Griffith Park environs.

Migratory Nesting Birds: The proposed Project has the potential to impact migratory nesting birds⁹. Therefore, a potentially significant impact would result unless the mitigation measures set forth below are incorporated to reduce potential impacts to less than significant.

The Study Area currently contains groundcover, trees and shrubs that have the potential to support nesting birds. Although avian surveys were conducted outside of the raptor-nesting season, there is no suitable raptor-nesting habitat within the Development Area, and as such nesting raptors are not expected to occur. Impacts to migratory nesting birds are prohibited under the Migratory Bird Treaty Act (MBTA). However, adherence to the MBTA's requirements would ensure potential impacts would be less than significant.

⁸ <http://www.latimes.com/projects/la-me-griffith-park-mountain-lion/>

⁹ Glenn Lukos Associates. September 2018. *Biological Technical Report: The Property at 6459 W. Innsdale Drive, City of Los Angeles, Los Angeles County, California*. Prepared for Ellia Thompson, Esq. Ervin, Cohen & Jessup LLP. Page 33.

Mitigation Measures:

Migratory Nesting Birds:

The following requirements under the MBTA and California Fish and Game Code Sections 3503.5, 3503, and 3513 are to be implemented to ensure that nesting birds are not harmed during project construction. It should be noted that raptor species are not expected to nest within the Development Area due to a lack of suitable habitat:

1. If feasible, the removal of vegetation should occur outside of the nesting season, generally recognized as February 15 to August 31 (potentially earlier for raptors). If vegetation removal must occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey prior to any vegetation removal. If active nests are identified, the biologist shall flag vegetation containing active nests. The biologist shall establish appropriate buffers around active nests to be avoided until the nests are no longer active and the young have fledged. Buffers will be based on the species identified, but generally will consist of 50 feet for non-raptors and 300 feet for raptors.
2. If for some reason it is not possible to remove all vegetation during the non-nesting season, then vegetation to be removed during the nesting season must be surveyed by a qualified biologist no more than three days prior to removal. If no nesting birds are found, the vegetation can be removed. If nesting birds are detected, then removal must be postponed until the fledglings have vacated the nest or the biologist has determined that the nest has failed. Furthermore, the biologist shall establish an appropriate buffer zone where construction activity may not occur until the fledglings have vacated the nest or the biologist has determined that the nest has failed.

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

No Impact: No. Based on on-site biological surveys, the Project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and thus, will not result in significant impacts.

Five individual coast live oaks occur south of the animal keeping area and none would be impacted by grading or other project activities. In addition, four coast live oaks and several California sycamores associated with the Coast Live Oak/Sycamore Riparian Woodland vegetation type occur north of the animal keeping area as depicted on Exhibits 3 and 4 (of the Biological Technical Report). All these trees are subject to the City's protected tree ordinance; however, these trees would be completely avoided by the proposed Project [Exhibit 4 of the Biological Technical Report] and would not result in potential impacts. No additional areas of Coast Live Oak Woodland or Coast Live Oak/Sycamore Riparian Woodland were detected during detailed vegetation mapping. Therefore, no impacts to protected trees are associated with the proposed Project, including within the animal keeping area, and no mitigation is required. However, as a Project design feature, the five individual oaks south of the animal keeping area will be flagged to ensure avoidance.

No live oaks or other protected trees occur within the proposed development area. No live oaks or other protected trees will be removed or affected by the proposed Project. Site grading avoids impacts to existing trees. The Project will comply with City Ordinance 177404. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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?

No Impact: No. The Project does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan because the project site is not located within the scope or boundary of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The project would not result in significant impacts to biological resources with the potential exception of loss of 0.02 acre of ephemeral drainage. As noted, if the resource agencies determine that the impacts to 0.02 acre require mitigation, mitigation would be provided as described above. With mitigation, any potential cumulative impacts would not be considered significant.

Mitigation Measures: No mitigation measures are necessary.

5.5 CULTURAL RESOURCES

The following section incorporates information from the Cultural Resources Assessment prepared for the Project, dated April 7, 2018 (Revised January 2019) by Scientific Resource Surveys. The Cultural Resources Assessment is included as Appendix D to this Initial Study.

The findings of this study indicate that no archaeological or historic resources exist on the Project Site. The proposed Project will have no adverse effect on any known Cultural, Historic or Tribal Resources. Nothing produced by this investigation prohibits the proposed development. An inadvertent discovery plan should be implemented in the unlikely event that cultural materials, particularly human skeletal remains, are encountered during construction. Otherwise, no additional archaeological or tribal involvement is recommended.

	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 pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a. *Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?*

No Impact: No. No historical resources are located on the subject property. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

b. *Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?*

Potentially Significant Unless Mitigation Incorporated: Maybe. No archaeological resources have been identified on the subject property. Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources.

Mitigation Measures: Archaeological clearance will be granted under the stipulation that should any artifacts or midden components be encountered during development, all earthwork will stop in the immediate area of the finds, and that a professional cultural resource specialist be contacted so that appropriate mitigation measures can be implemented in order to either stabilize or salvage the remains. Following this recommendation will ensure the preservation of these fragile and non-renewable cultural resources. The recommendations outlined below are standard for the Hollywood area of the City of Los Angeles.¹²⁷

Potential impacts to archaeological resources will be mitigated to a less than significant level by the following measures:

- a. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and,
- b. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Register of Professional Archaeologist (RPA) or an RPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.
- e. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology
McCarthy Hall 47
CSU Fullerton
800 North State College Boulevard
Fullerton, CA 92834

- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

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

Potentially Significant Unless Mitigation Incorporated: Maybe. No cultural or historical resources have been identified on the Project Site. However, environmental impacts may result from project implementation due to discovery of unrecorded human remains.

Mitigation Measures: Potential impacts to human remains will be mitigated to a less than significant level by the following measures

- a. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:

- b. Stop immediately and contact the County Coroner

1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (after Hours, Saturday, Sunday, and Holidays)

- c. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- d. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- e. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- f. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- g. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- h. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

Cumulative Impacts

Less Than Significant Impact: Implementation of the Project, in combination with related projects, would result in the continued redevelopment and revitalization of the surrounding area. No cultural or historical resources are located on the Project Site. Impacts to cultural resources tend to be site specific and are assessed on a site-by-site basis. It is expected that related projects would also comply with appropriate regulatory measures and therefore impacts are not expected to be cumulatively considerable. Impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.6 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: No. The Proposed Project would comply with the applicable building standards set forth in Title 24, Part 6 (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) and Title 24, Part 11 (California Green Building Standards Code, aka CALGreen) of the California Code of Regulations. Both Part 6 and Part 11 of Title 24 are administered by the California Energy Commission (CEC) in order to create uniform building codes to reduce California's energy consumption and to provide energy efficiency standards for residential and non-residential buildings¹⁰ as amended by the City of Los Angeles Green Building Code (LAGBC).¹¹ The LAGBC is based on the 2013 California Green Building Standards Code that was developed and mandated by the State to attain consistency among the various jurisdictions within the State, reduce the building's energy and water use, reduce waste, and reduce the carbon footprint.

The proposed Project includes Project Design Features to significantly reduce construction related energy use. The proposed Project balances cut and fill grading activities on-site and avoids both hauling earth materials along a haul route to an external location as well as using heavy hauling machinery via an internal haul route. The proposed Project includes Project Design Features to further

¹⁰ The CALGreen Code is intended to (1) cause a reduction in GHG emissions from buildings; (2) promote environmentally responsible, cost-effective, healthier places to live and work; (3) reduce energy and water consumption; and (4) respond to the directives by the Governor. As such, implementation of CALGreen reduces construction waste; makes buildings more efficient in the use of materials and energy; and reduces environmental impact during and after construction. The potential effect of the CALGreen energy savings is estimated to reduce statewide greenhouse gas emissions by 160,000 metric tons of CO₂ equivalent per year. See California Energy Commission, California Code of Regulations, Title 24, Part 6 (24 CCR Part 6) 2016 Building Energy Efficiency Standards for Residential and Nonresidential Buildings, January 2017.

¹¹ <https://www.ladbs.org/services/green-building-sustainability>

reduce its long-term operational energy use. The design features include the use of solar panels for electric generation, energy efficient appliances and lighting. The proposed Project will not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

Less than Significant Impact: No. The Project will comply with the California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings. The Standards contain energy and water efficiency requirements (and indoor air quality requirements) for newly constructed buildings, additions to existing buildings, and alterations to existing buildings. Public Resources Code Sections 25402 subdivisions (a)-(b) and 25402. The Standards include a prescriptive option, allowing builders to comply by using methods known to be efficient. The proposed Project balances cut and fill grading activities on-site and avoids both hauling earth materials along a haul route to an external location as well as using heavy hauling machinery via an internal haul route. Export of earth materials and use of an internal haul road will each increase energy use during construction. The proposed Project includes Project Design Features to further reduce its long-term operational energy use. These design features include the use of solar panels for electric generation, energy efficient appliances and lighting. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the proposed Project in combination with the other projects listed on Table I do not have the potential result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources or obstruct a state or local plan for renewable energy or energy efficiency. All projects must comply with the California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings. Therefore, the proposed Project in combination with the other projects listed in Table I will result in less than significant cumulative impacts to energy.

Mitigation Measures: No mitigation measures are necessary.

5.7 GEOLOGY AND SOILS

The following section incorporates information from the Geologic and Soils Engineering Report for this Project, dated December 21, 2018 prepared by Byer Geotechnical Inc. The Geologic and Soils Engineering Report is included as Appendix E to this Initial Study.

	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 type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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: No. The Project Site is located in a seismically active region as is all of Southern California. People and structures in Southern California are exposed to substantial adverse effects, including the risk of loss, injury or death involving the rupture of known earthquake faults in the region. Moderate to strong earthquake faults can occur on numerous local faults. The Project Site is not within an Alquist-Priolo Fault Zone. The nearest known fault to the Project Site is the Hollywood Fault. No known active faults cross the Project Site. The site is underlain by bedrock. The Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the Project by the City. These geotechnical recommendations combined with conditions of approval placed on the Project by the City minimize the risks associated from exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault to a level of less than significant. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- II. *Strong seismic ground shaking?*

Less than Significant Impact: No. The Project Site is located in a seismically active region as is all of southern California. People and structures in Southern California are exposed to substantial adverse effects, including strong seismic ground shaking. No known active faults have been identified on the Project Site. The principal seismic hazard to the proposed Project is strong ground shaking from earthquakes produced by local faults. Modern well-constructed buildings are designed to resist ground shaking through the use of shear panels, monument frames and reinforcement. Additional precautions may be taken, including strapping water heaters and securing furniture to walls and floors. It is likely that the Project Site will be shaken by future earthquakes, as is all of Southern California.

The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the Project by the City minimize the risks associated from strong seismic ground shaking to a level of less than significant. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- III. *Seismic-related ground failure, including liquefaction?*

No Impact: No. The California Geological Survey has not mapped the Project Site within an area where historic occurrence of liquefaction or geological, geotechnical, and groundwater conditions indicate a potential for permanent ground displacement such that mitigation as defined in Public Resources Code Section 2693(c) would be required. The Project Site is underlain by bedrock, which is not subject to liquefaction. Therefore, the proposed Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving Seismic-related ground failure, including liquefaction. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

IV. *Landslides?*

No Impact: No. The California Geological Survey has designated the Project Site within a state zone requiring seismic landslide investigation per public Resources Code 2693(c). The City identifies the Project Site as being within a Landslide area. A geotechnical investigation was undertaken to determine the geologic conditions on-site. No landslides were identified on-site. A slope stability analysis was conducted for the proposed Project. The analysis shows that the proposed slopes will be grossly and seismically stable. Therefore, the Project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less than Significant Impact: No. Site grading will disturb approximately 3.12 acres of the Project Site. Topsoil will be removed and stockpiled for re-use on-site upon completion of grading activities. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the Project by the city. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the city minimize the risks associated with soil erosion and the loss of topsoil. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

c. Would the project 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: No. Bedrock underlying the Project Site consists of conglomerate mapped as part of the Topanga Formation. The bedrock is generally massive and hard to very hard. The upper ½ to 1-½ feet is generally friable. The bedrock is common to this area of the Santa Monica Mountains. The geologic structure and massive nature of the bedrock are favorable for the gross stability of the Project Site and proposed Project. The proposed Project would not 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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?*

No Impact: No. A geotechnical investigation on the Project Site was conducted to determine the existing geological conditions on-site. No expansive soils were identified. Therefore, the proposed Project will not 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. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- e. *Would the project 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?*

No Impact: No. The proposed Project does not propose the use of septic tanks or alternative wastewater disposal systems. The proposed Project will not 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. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- f. *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

Potentially Significant Unless Mitigation Incorporated: Maybe. Bedrock underlying the Project Site consists of conglomerate mapped as part of the Topanga Formation. The Topanga Formation does not contain paleontological resources. Therefore, no paleontological resources are anticipated on the subject Property. However, environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. The Project Site contains no unique geologic features.

Mitigation Measures: Potential impacts to paleontological resources will be mitigated to a less than significant level by the following measures:

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- b. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.

- e. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Cumulative Impacts

Less than Significant Impact: The proposed Project combined with other projects in the area will expose additional people and structures to seismic hazards and risks. Each site and project will be evaluated individually. The cumulative impact of infill development consistent with the General Plan and Zoning designations will result in less than significant cumulative impacts to Geology and Soils. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.8 GREENHOUSE GAS

The following section incorporates information from the Greenhouse Gas Impact Report prepared for the Project, dated August 2018 by Cadence Environmental Consultants. The Greenhouse Gas Impact Report is included as Appendix B to this Initial Study.

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

Less than Significant Impact: No. The proposed Project will generate short-term construction related and long-term operational greenhouse gas emissions. The proposed Project will not exceed the SCAQMD's recommended emissions thresholds. The proposed Project includes Project Design Features to significantly reduce construction related greenhouse gas emissions. These features include balancing the cut and fill grading activities on-site and not using an internal haul route. The proposed Project includes Project Design Features to further reduce its long-term operational impacts. The design features include the use of solar panels for electric generation, energy efficient appliances and lighting. The proposed Project will not generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. The proposed Project will generate short-term construction related and long-term operational greenhouse gas emissions. The proposed Project will not exceed the SCAQMD's recommended emissions thresholds. The proposed Project includes Project Design Features to further reduce its long-term operational impacts. The design features include the use of solar panels for electric generation, energy efficient appliances and lighting. The proposed Project will comply with all conditions of approval. The proposed Project will not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

5.9 HAZARDS AND HAZARDOUS MATERIALS

The Project Site was inspected by David J. Tanner, Environmental Assessor for Recognized Environmental Conditions on February 28, 2018. Mr. Tanner has been authoring Phase I Environmental Site Assessments since 1994. The following answers were provided by Mr. Tanner.

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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?*

No Impact: No. The proposed Project will not involve the transport, use or disposal of hazardous materials. The proposed Project will not create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- 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?*

No Impact: No. The proposed Project will not involve the transport, use or disposal of hazardous materials. The proposed Project will not 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. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. The proposed Project is not located within one-quarter mile of an existing or proposed school. The proposed Project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- 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: No. The Project Site is not located on a site that 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. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- e. *For a project located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or Airport 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: No. The Project Site is not located within an airport land use plan or, where such plan has not been adopted, within two miles of a public airport or Airport public use airport, would the project result in a safety hazard for people residing or working in the project area. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. Project plans have been reviewed and approved by the Los Angeles Fire Department. The proposed Project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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

Less than Significant Impact: No. The Project Site is located adjacent to undisturbed open space lands on the north and west. To the east is an irrigated vineyard, which serves as a firebreak for the proposed residence and the adjacent homes on Innsdale Drive. The undeveloped portion of the Project Site supports native vegetation communities including coastal sage scrub and chaparral. Residential tract development is adjacent to the Project Site on the south. The tract development includes paved access to the Project Site and fire hydrants on Innsdale Drive.

The proposed Project will expose Projects residents and structures to a risk of loss, injury or death involving wildland fires. Project Plans minimize this risk by incorporating a paved fire access as part of the driveway, a fire access turnaround, on-site fire hydrant and an irrigated fuel modification zone, which will minimize the risk from wildland fires to Project residents and structures as well as reduce the risk from wildland fires to people and structures in the Project vicinity. Project plans have been reviewed and approved by the Los Angeles Fire Department. The proposed Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the Project in combination with the other projects listed on Table I have the potential to incrementally increase the risks associated from wildland fires. However, Project plans minimize this risk by incorporating a paved fire access as part of the driveway,

a fire access turnaround, on-site fire hydrant and an irrigated fuel modification zone, which will minimize the risk from wildland fires to Project residents and structures as well as reduce the risk from wildland fires to people and structures in the Project vicinity. Project plans have been reviewed and approved by the Los Angeles Fire Department. The City requires all plans for the projects identified in Table I to be approved by the City Fire Department prior to construction. Therefore, the proposed project combined with the projects listed in Table I will not result in potentially significant impacts to hazards or hazardous materials. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.10 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade the surface or groundwater quality?*

No Impact: No. Surface water runoff from the Project Site would continue to be collected on the site and directed toward existing storm drains in the Project vicinity that have adequate capacity. Pursuant to local practice and City regulations, storm water retention will be required as part of the Low Impact Development (LID) and Standard Urban Storm Water Mitigation Plan (SUSMP) implementation features. City of Los Angeles Ordinance No. 172,176 and Ordinance No. 173,494 specify Storm Water and Urban Runoff Pollution Control, which requires the application of BMPs. Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable storm water pollution prevention permits. The Project would not violate any water quality standards or waste discharge requirements or otherwise substantially degrade the surface or groundwater quality. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. The proposed Project will receive domestic water from the Los Angeles Department of Water and Power. Adequate water supplies are available to serve the Project Site. The proposed Project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- 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 Impact: No. Project grading will temporarily disturb the existing drainage pattern on 3.12 acres of the Project Site. The proposed Project will install drains and swales over the disturbed areas to recreate the existing drainage pattern. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City minimize the risks of erosion or siltation on, or off-site. The proposed Project will not 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 result in substantial erosion or siltation on-or off-site. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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 Impact: No. Site grading will temporarily alter the existing drainage pattern on the 3.07 acres of the Project Site disturbed by grading. Topsoil will be removed and stockpiled for re-use onsite upon completion of grading activities. All soil will be compacted. Finished contours are shown on the Grading Plan Figure 18. Drainage improvements shown on the Grading Plan recreate a similar drainage pattern over the impacted portions of the Project Site. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City will control the rate and volume of surface runoff. The proposed Project will not 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site.. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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*

Less than Significant Impact: No. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City to control the rate and amount of surface runoff and to insure the runoff does not violate any water quality standards. The proposed Project will not 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. The Project Site is not located within a 100-year flood plain or other flood hazard delineation map.¹² The Hollywood Reservoir is located approximately .5 miles south of the Project Site. The Reservoir is a lower elevation than the Project Site. Should a failure occur at the dam the failure would not expose people or structures at the Project Site to a significant risk of loss, injury or death. The Project Site is not located in a potential seiche or tsunami zone. The Project Site is located on a south-facing slope with a thin scattered layer of residual soil, which blankets portions of the Project Site. Site grading will disturb 3.07 acres of the Project Site. Topsoil will be removed and stockpiled for re-use onsite upon completion of grading activities. All soil will be compacted. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City minimize the risks associated with mudflow.

The proposed Project is not located in flood hazard, tsunami, or seiche zone and therefore will not risk release of pollutants due to project inundation. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan*

No Impact: No. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City will insure compliance with all applicable water quality control plans. The proposed Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the proposed Project in combination with the related projects would result in the further infilling of uses in an already dense urbanized area. As discussed above, the Project Site and the surrounding areas are served by the existing City storm drain system. Runoff from the Project Site and adjacent urban uses is typically directed into the adjacent streets and flows to the nearest drainage improvement areas. Due to the water capture and re-use systems, runoff from the fill site is not likely to have a significant impact. It is likely that most if not all of the related projects would also drain to the surrounding street system. However, all projects would be required to implement a Storm Water Pollution Prevention Plan (SWPPP) during construction, which would reduce the amount of surface water runoff after storm events through implementation of construction storm water best management practices. The low intensity of development with one home on a parcel large enough to accommodate more than forty homes reduces any potential impact. The proposed

¹² Source: City of Los Angeles Central Area Planning Commission, FEMA 100 year Flood Depth Grid, June 6, 2017

Project would not make a considerable contribution to the volume or quality of surface water runoff, and cumulative impacts to the existing or planned storm water drainage systems would be less than significant. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.11 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a. Physically divide an established community?

No Impact: No. Development of the Project Site for residential use is anticipated by the General Plan Land Use Element designation and Zoning designation. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) has a “paper street” easement over it to provide access to Assessor Parcel 5577-008-003 (6459 West Innsdale Drive). The General Plan establishes goals, objectives and policies for each of the communities within the city. The proposed Project is consistent with the low density/minimum density residential General Plan Land Use Element designations for the Project Site and the RE15-H and RE40-H Zoning designations for the Project Site. The proposed Project also lies within the Hollywood Community Plan. The Project is consistent with the Hollywood Community Plan.

The Project proposes to build one single-family residence adjacent to other existing single-family residences. The construction of one additional single-family residence in accordance with the land use designations of the City General plan will not physically divide an established community. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

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 Impact: No. The City General Plan, Hollywood Community Plan and Municipal Code govern development of the Project Site. The Project Site is not located within a Historically Sensitive Resources Area (Hollywood Sign Viewshed) conservation plan area, or any other resource protection area.

The proposed Project represents implementation of the planned low-density residential land use for the Project Site and is consistent with the General Plan Land Use Element designation and Zoning designation for the Project Site.

The Project Site lies within the boundary of the Hollywood Community Plan. The Hollywood Community Plan's Objectives include Objective 3a, "In Hillside residential areas to minimize grading so as to retain the natural terrain and ecological balance" and Objective No. 7 "To encourage the preservation of open space consistent with property rights when privately owned and to promote the preservation of views, natural character and topography of mountainous parts of the Community for the enjoyment of both local residents and persons throughout the Los Angeles region."

The proposed Project's design objective is to develop the Project Site in compliance with the general plan, zoning standards and Hollywood Community Plan. The General Plan Land Use Element designation of Minimum Residential allows a single-family residential density of .4-1 dwellings per net acre or approximately 16 to 43 single-family dwellings for Assessor Parcel Number 5577-008-003 (39.83 acres).

The Project Applicant asserts the proposed Project is in compliance with the General Plan and Hollywood Community Plan by limiting development to one home (1/16th the minimum number of single-family dwellings anticipated by the General Plan land use designation, or 1/43rd of the maximum density allowed by the General Plan); by minimizing the Project grading footprint to 7.7% of the Project Site; by minimizing the visual impact of the proposed Project on the community through the proposed grading design which sets the proposed residence back into the hillside reducing view impacts; by designing the private driveway/fire road and associated retaining walls to be largely below existing grade, and by preserving to the maximum extent feasible natural character and topography of the Project Site.

The proposed residential development is consistent with the Low I Residential and Minimum Residential Land Use Categories, but does not or may not comply with several provisions of the zoning code related to the number and height of walls by right, grading allowances and roadway improvements. The zoning code acknowledges in certain cases an interpretation and adjustment of the grading standards may be necessary based on individual site conditions. Requests for several zoning adjustments and determinations by the zoning administrator have been filed. Upon approval of the Project application, the proposed Project will be in compliance with the zoning code. If the proposed Project is found to be in non-compliance with the zoning code, the proposed Project will be denied and no impacts would occur.

The Project Site contains canyon areas, which may be subject to the California Department of Fish and Game Code Section 1600 and the state Porter-Cologne Act Waste Discharge Requirements. (Note: Prior to site disturbance the applicant shall notify the California Department of Fish and Wildlife and California Regional Water Quality Control Board to determine if the Project is subject to these regulations and what if any mitigation measures will be required. See Section 5.04 of this IS/MND for additional information).

The proposed Project will be required to notify the Los Angeles Regional Water Quality Control Board (RWQCB) who administers the State Porter Cologne Water Quality Control Act. The notification is required for the proposed placement of fill material into an ephemeral drainage. The notification process will ensure compliance with the State Porter Cologne Act.

The proposed Project will be required to notify the California Department of Fish and Wildlife (CDFW) who administer Section 1602 of the State Fish and Game Code. The notification is required for the proposed placement of fill material into an ephemeral drainage. The notification process will ensure compliance with Section 1602.

The Project Site is not within a habitat conservation plan or natural conservation plan.

The proposed Project will not 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the proposed Project in combination with the other projects Listed on Table I have the potential to incrementally increase urban pressure on biological resources, public services and utilities. The proposed Project is consistent with the City General Plan and Municipal Code as are all other projects listed in Table I. Therefore, the proposed Project in combination with the other projects listed in Table I will result in less than significant cumulative impacts to land use and planning.

Mitigation Measures: No mitigation measures are necessary.

5.12 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 future value to the region and the residents of the State?*

No Impact: No. The Project Site is not located within a Mineral Resource Zone 2 (MRZ-2) or an Oil Drilling/Surface Mining Supplemental Use District. No mineral resources are known to exist beneath the Project Site.¹³ The proposed Project will not result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

- 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: No. The Project Site is not located within a Mineral Resource Zone 2 (MRZ-2) Area. The Project Site is not designated as a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. The proposed Project will not 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.¹⁴ As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

¹³ City of Los Angeles Department of City Planning, Environmental and Public Facilities Map (September 1996).

¹⁴ City of Los Angeles Department of City Planning, Environmental and Public Facilities Map (September 1996).

No Impact: The proposed Project would have no impact on mineral resources. It is not known if any of the related projects would result in the loss of availability of known mineral resources. Therefore, the proposed Project will not make an incremental contribution to potential cumulative impacts on mineral resources. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

5.13 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 Impact: No. The proposed Project will generate noise during construction. Construction of the proposed Project would require the use of equipment for site clearing, grading, excavation and foundation preparation, installation of utilities, paving, and building construction. There would be a different mix of equipment operating during each construction phase, and noise levels would vary based on the amount of equipment in operation and the location of each activity. The Project will comply with the City of Los Angeles Municipal Code and Noise Ordinance and all conditions of approval, which will ensure the proposed Project will not result in the generation of noise levels in excess of established standards. This includes the use of temporary noise barriers to reduce noise where feasible and the regulation of construction times during weekdays and weekends. The proposed Project will not result in 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

b. Generation of excessive ground borne vibration or ground borne noise levels?

Less than Significant Impact: No. Site grading will result in the generation of ground borne vibration and noise levels during construction. The proposed Project will comply with the City of Los Angeles Municipal Code and Noise Ordinance. Compliance with the City Municipal Code and Noise Ordinance will ensure the Project will not result the generation of excessive ground borne vibration and noise levels. The Project will not generation of excessive ground borne vibration or ground borne noise levels. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

c. For a project located within the vicinity of a private airstrip 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: No. The Project Site is not located within the vicinity of a private airstrip or an airport land use plan or within two miles of a public airport. Therefore, the proposed Project will not expose people residing or working in the project area to excessive noise levels. As such, no impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development of the proposed Project in conjunction with the projects listed on Table I would result in an incremental short-term increase in construction noise and an incremental increase in long-term operational and noise in the Project vicinity. All projects must comply with the City's Noise Ordinance. Compliance with the city Noise Ordinance will ensure that individual project noise levels are less than significant. The proposed Project's will not make a considerable contribution to a cumulative impact. The cumulative impact associated with Noise will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.14 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 type="checkbox"/>	<input checked="" 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)?*

No Impact: No. The City General Plan and Zoning designate the Project Site for residential land use. This low intensity project proposed the construction of only one home on a 40-acre RE40 parcel with zoning that allows for the construction of more than 40 single family homes. The proposed Project proposes the construction of one house with an estimated population of 3 people. The proposed Project is consistent with the General Plan and Zoning Designation for the Project Site. The extension of infrastructure is sized to meet the need of this Project. No excess capacity is proposed. The proposed Project will not 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). As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: No. The City General Plan and Zoning designate the Project Site for residential land use. The proposed Project is consistent with the General Plan and Zoning Designation for the site. The proposed Project will not displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

No Impact: The proposed Project represents incremental infill development consistent with the General Plan and Zoning for the Project Site. The proposed Project combined with the other Projects listed on Table I will not result in substantial population growth or displace people or housing. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

5.15 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 type="checkbox"/>	<input checked="" 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: No. The Project Site is currently served by the Los Angeles Fire Department (LAFD). The proposed Project will incrementally increase the potential demand for fire services by 1 single-family residence. The proposed Project is consistent with the City General Plan and Zoning designations for the Project Site. The proposed Project will comply with all Building Code requirements. The LAFD has reviewed and approved the proposed Project design plans. The proposed Project will not 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. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: No. The proposed Project, in combination with the related projects, could increase the demand for fire department services in the Project area. Specifically, there could be increased demands for additional LAFD staffing, equipment and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the proposed Project would contribute.

The LAFD does not have any plans for the development of new fire stations in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not

make a cumulatively considerable contribution to the demands placed on LAFD for services. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

b. Police Protection

Less than Significant Impact: No. The Project Site is currently served by the Los Angeles Police Department (LAPD). The proposed Project will incrementally increase the potential demand for police services by 1 single-family residence. The proposed Project is consistent with the City General Plan and Zoning designations for the Project Site. The proposed Project will comply with all Building Code requirements. The LAPD has reviewed and approved the Project design plans. The proposed Project will not 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. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project, in combination with the related projects, could increase the demand for police department services in the Project area. Specifically, there could be increased demands for additional LAPD staffing, equipment and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the proposed Project would contribute.

The LAPD does not have any plans for the development of new police stations in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not make a cumulatively considerable contribution to the demands placed on LAPD for services. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

c. Schools

Less than Significant Impact: No. The Project Site is served by the Los Angeles Unified School District (LAUSD). The proposed Project will incrementally increase the potential demand on public schools (less than one elementary student, less than one middle school student and approximately one high school student will be generated per single family residence.). The proposed Project will pay applicable school fees in accordance with California Government Code 65995. The proposed Project will not 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. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project, in combination with the related projects, could increase the demand for public school services in the Project area. Specifically, there could be increased demands for additional LAUSD staffing, equipment and facilities over time. This need would be funded by individual project compliance with California Government Code 65995 to which the proposed Project would contribute.

The LAUSD does not have any plans for the development of new schools in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not make a cumulatively considerable contribution to the demands placed on LAUSD for services. Therefore, a less than significant impact will occur.

Mitigation Measures: No mitigation measures are necessary.

d. *Parks*

Less than Significant Impact: No. The proposed Project will incrementally increase the potential demand on public parks by 1 single-family residence. The proposed Project will pay applicable fees in accordance with Los Angeles Municipal Code (LAMC) Section 17.12(a) or 17.58 for the provision of public parks. The proposed Project will not 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. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: No. The proposed Project, in combination with the projects listed on Table I could increase the demand for public parks in the Project area. The proposed Project will pay applicable fees in accordance with California Government Code 65995 to compensate for its individual effect. All other projects on Table I that could impact public parks will be required to pay fees in compliance with California Government Code 65995. The proposed Project combined with the other projects listed on Table I will result in a less than significant impact to Public Services.

Mitigation Measures: No mitigation measures are necessary.

e. *Other Public Services*

Libraries:

Less than Significant Impact: No. The proposed Project will incrementally increase the potential demand on public library services. The proposed Project will comply with all development standards for the provision of public library services. The proposed Project will not 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. Therefore, a less than significant impact would occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project, in combination with the projects listed on Table I could increase the demand placed on public libraries in the Project area. To meet the increased demands upon the City's Public Library system, Los Angeles voters passed a Library Bond Issue for \$178.3 million to improve, renovate, expand and construct 32 branch libraries. Since the Program's inception in 1998, the Library Department and the Department of Public Works Bureau of Engineering have made considerable progress in the design and construction of the branch library facilities. A less than significant impact will occur.

Mitigation Measures: No mitigation measures are necessary.

5.16 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>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?</i>				

Less than Significant Impact: No. The Project Site has private recreational amenities (pool, patios, open space and trails). The proposed Project will incrementally increase the potential demand on public recreational facilities. The proposed Project is anticipated to generate 3 additional residents. The proposed Project is consistent with the City General Plan and Zoning designations for the Project Site. The proposed Project will comply with all development standards including the payment of applicable in-lieu fees. The proposed Project is not within the boundaries of any conservation area and will not 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. Therefore, a less than significant impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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?

No Impact: No. The Project Site has private recreational amenities (pool, patio, open space and trails). Project residents will have pedestrian access to the existing public trail system and parks in the area. The proposed Project is consistent with the City General Plan and Zoning designations for the Project Site. The proposed Project will comply with all development standards including the payment of applicable in-lieu fees. The proposed Project will not require the construction or expansion of

recreational facilities, which might have an adverse physical effect on the environment. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project, in combination with the projects listed on Table I could increase the demand placed on public recreational facilities in the Project area. Specifically, there could be increase the use of existing neighborhood and regional parks or other recreational facilities over time. The residential projects are required to pay recreation taxes and/or applicable fees to mitigate impacts upon park and recreational facilities. Therefore, a less than significant impact will occur.

Mitigation Measures: No mitigation measures are necessary.

5.17 TRANSPORTATION

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

No Impact: No. Primary access to the Project Site is provided by West Innsdale Drive via Canyon Lake Drive. From the southwest the site is accessible from the San Fernando Valley via Barham Boulevard to Lake Hollywood Drive to Tahoe Drive north to Canyon Lake Drive. From the southeast, the site is accessible from Beachwood Canyon via LedgeWood Road to Mulholland Highway to Canyon Lake Drive. Existing access to the Project Site contains standard and substandard hillside streets. Restricted unimproved dirt access is provided from the east via Innsdale Trail, which connects the northern terminus of Canyon Lake Drive to Mulholland Hwy.

The proposed Project will generate approximately 12 average daily trips per day. The addition of these vehicles onto the street system will incrementally contribute to an increase in traffic in the Project vicinity. Construction workers will also temporarily add vehicles to the existing roadway network. The Project's construction traffic will be temporary and not result in significant impacts to area intersections. Project residents will be within walking distance to the Canyon Lake public park the areas public trail network. The proposed Project is not subject to any Congestion Management Plan. The Proposed Project is consistent with the General Plan and Zoning land use designations for the Site. The proposed Project will not conflict with a program, plan, ordinance or policy addressing the

circulation system, including transit, roadway, bicycle and pedestrian facilities. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

b. *Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?¹⁵*

No Impact: No. The proposed Project will generate approximately 12 average daily trips per day. The addition of these vehicles onto the street system will incrementally contribute to an increase in traffic in the Project vicinity. Construction workers will also temporarily add vehicles to the existing roadway network. The Project's construction traffic will be temporary and not result in significant impacts to area intersections. Project residents will be within walking distance to the Canyon Lake public park the areas public trail network. The proposed Project is not subject to any Congestion Management Plan. The Proposed Project is consistent with the General Plan and Zoning land use designations for the Site. The proposed Project will not conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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 Impact: No. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) receives access from West Innsdale Dr. by a private driveway. Assessor Parcel 5577-008-003 (6459 West Innsdale Drive) has no improved vehicular access.

Improved vehicular access onto the Project Site is planned by the extension of West Innsdale Dr. northward across Assessor Parcel 5577-038-047 onto Assessor Parcel 5577-008-003. The City has an existing "paper street" right-of-way across Assessor Parcel 5577-038-047 to Assessor Parcel 5577-008-003.

As an alternative to the extension of West Innsdale Dr. as a public street, in order to reduce grading and retaining wall height, the Project Applicant proposes to construct a 20' wide private driveway from the western terminus of West Innsdale Drive across Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) onto Assessor Parcel 5577-008-003 (6459 West Innsdale Drive). The private driveway will extend upslope to the proposed residence and has been designed with several curves to reduce its gradient, and minimize grading and its impact footprint on the land.

The proposed Project includes requests for several zoning adjustments and determinations (see Project Description). Upon approval and compliance with the conditions of approval, the proposed Project will have been deemed in compliance with the zoning code.

Project plans have been reviewed and approved by the Los Angeles City Fire Department. There are no intersections proposed. The proposed Project will not substantially increase hazards due to a

¹⁵ CEQA Guidelines § 15064. "Determining the Significance of the Environmental Effects Caused by a Project"

geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

d. Result in inadequate emergency access?

Less than Significant Impact: No. The proposed Project is consistent with the General Plan land use designation and Zoning designation for the Project Site. Project plans have been reviewed and approved by the Los Angeles City Fire Department. The proposed Project will not result in inadequate emergency access. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project in conjunction with the projects on Table I will result in a very slight increase in average daily vehicle trips and peak-hour vehicle trips in the Project vicinity. The proposed Project combined with other projects on Table I will not result in a cumulatively considerable impact to transportation.

Projects are evaluated on an individual basis to determine their compliance with programs, plans, ordinances or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; compliance with the applicable congestion management program; to identify any substantial increase hazards due to a design feature or incompatible uses; and to determine if they would result in inadequate emergency access. Mitigation measures will be implemented accordingly. Therefore, cumulative impacts to Transportation will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.18 TRIBAL CULTURAL RESOURCES

The Native American Heritage Commission (NAHC) was contacted by SRS INC on February 28, 2018 to request a Sacred Lands File record search to serve as a preliminary method to locate areas of potential adverse impact within the Area of Potential Effect (APE). The NAHC response was received on March 2, 2018 and indicated that no known resources were found for the Project Site. Ten (10) Tribes and representatives were identified as culturally affiliated with the project area and may have information about Tribal resources. The NAHC suggested that all Tribes be consulted. These Tribes represent the original Tataviam of San Fernadeño Rey Mission and Gabrieleno/ Tongva of San Gabriel Mission. All individuals were sent scoping letters as required by Assembly Bill 52 (AB 52). No responses have been received. Refer to Appendix D, Cultural Resource Assessment for additional details.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
a. 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 type="checkbox"/>	<input checked="" type="checkbox"/>
<i>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)</i>				

No Impact: No. Pursuant to AB 52, the Department of City Planning sent pre-consultation request letters on May 8, 2019, to the recognized Native American Tribal Representatives within the Los Angeles region. The Tribe must respond in writing within 30 days of the City's AB 52 notice. Three (3) tribal responses were received including the Gabrieleno Band of Mission Indians – Kizh Nation,

Torres Martinez Desert Cahuilla Indians, and the Fernandeno Tataviam Band of Mission Indians. The Gabrieleno Band of Mission Indians – Kizh Nation and Fernandeno Tataviam Band of Mission Indians requested a formal request for tribal consultation under the provisions of CEQA for the mitigation of potential impacts to tribal cultural resources. On May 14, 2019, the City began consultation required under AB 52, and through the process requested that substantial evidence be provided in follow up to the information that was provided during the telephone consultation and tribes letter. No substantial evidence was presented, no further consultation was conducted and the consultation was closed 30 calendar days after the City's response of June 27th, 2019 and September 11th, 2019. Because the project site has been subject to ground disturbance activities in the past and is not known to be associated with any cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. A historic evaluation of the Project Site concluded the Project Site does not contain 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). The proposed Project will not 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. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- 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 Resource 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.*

No Impact: No. Pursuant to AB 52, the Department of City Planning sent pre-consultation request letters on May 8, 2019, to the recognized Native American Tribal Representatives within the Los Angeles region. The Tribe must respond in writing within 30 days of the City's AB 52 notice. Three (3) tribal responses were received including the Gabrieleno Band of Mission Indians – Kizh Nation, Torres Martinez Desert Cahuilla Indians, and the Fernandeno Tataviam Band of Mission Indians. The Gabrieleno Band of Mission Indians – Kizh Nation and Fernandeno Tataviam Band of Mission Indians requested a formal request for tribal consultation under the provisions of CEQA for the mitigation of potential impacts to tribal cultural resources. On May 14, 2019, the City began consultation required under AB 52, and through the process requested that substantial evidence be provided in follow up to the information that was provided during the telephone consultation and tribes letter. No substantial evidence was presented, no further consultation was conducted and the consultation was closed 30 calendar days after the City's response of June 27th, 2019 and September 11th, 2019. Because the project site has been subject to ground disturbance activities in the past and is not known to be associated with any cultural or sacred sites, the probability for the discovery of a known site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe is considered low. A historic evaluation of the Project Site concluded the Project Site does not contain 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 Resource 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. The proposed Project will not 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. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

No Impact: No. The proposed Project in conjunction with the projects on Table I will not contribute to cumulative impacts to Tribal Cultural Resources. As such, no cumulative impact will occur.

Mitigation Measures: No mitigation measures are necessary.

5.19 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>

- a. *Require or result in relocation or the 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 Impact: No. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) is connected to a municipal water and wastewater system and is currently served by public utilities.

Assessor Parcel 5577-008-003 (6459 West Innsdale Drive) is undeveloped and is not connected to a municipal water, wastewater treatment or storm water drainage, electric power, natural gas or

telecommunications facilities. Water is provided by the Los Angeles Department of Water and Power (LADWP). The Los Angeles Bureau of Sanitation provides sewer service to the proposed Project area. Public utilities serving the Site include Southern California Edison (electricity), SoCalGas company (natural gas). There are no telecommunication facilities on the Project Site.

The proposed Project proposes to connect to the same existing public storm water drainage pipeline beneath West Innsdale Dr. and extend private underground storm water infrastructure onto the Project Site. The Project also proposes to connect to the existing public water and wastewater pipelines beneath West Innsdale Dr. and extend private underground water and wastewater infrastructure onto the Project Site. Public utilities will be provided by SC Edison and SoCalGas Co. The proposed Project will comply with all conditions of approval and pay appropriate connection fees. The proposed Project will not require or result in relocation or the 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. Therefore, impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

No Impact: Yes. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) is connected to a municipal water system. Assessor Parcel 5577-008-003 (6459 West Innsdale Drive) is undeveloped and is connected to the municipal water system serving Assessor Parcel 5577-038-047. Adequate water supplies are available to serve the proposed Project. The proposed Project will have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years. No new or expanded entitlements are needed. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

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?

No Impact: Yes. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) is connected to a municipal wastewater system. Assessor Parcel 5577-008-003 (6459 West Innsdale Drive) is undeveloped and is not connected to a municipal wastewater system. Adequate wastewater supplies are available to serve the proposed Project. The proposed Project will 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. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

- 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?*

No Impact: No. Assessor Parcel 5577-038-047 (6443 West Innsdale Drive) receives municipal waste collection service. Assessor Parcel 5577-008-003 (6459 West Innsdale Drive) is undeveloped and does not receive municipal waste collection service. The Project proposes to receive municipal waste collection services and will comply with all conditions of approval and pay all required fees. Adequate landfill capacity exists to serve the proposed Project. The proposed Project will not 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. As such, no impacts will occur.

Mitigation Measures: No mitigation measures are necessary.

- e. *Comply with federal, State, and local management and reduction statutes and regulations related to solid waste?*

No Impact: Yes. The proposed Project will comply with all federal, State, and local management and reduction statutes and regulations related to solid waste. As such, no impact will occur.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: The proposed Project in conjunction with the projects listed on Table I will result in an incremental increase demand on utilities and service systems.

LADWP ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,100 miles of pipes, more than 100 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts, and the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area.

The proposed Project and all projects listed on Table I that impact utilities and service systems will be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain or treat the first $\frac{3}{4}$ inch of rainfall in a 24-hour period, and therefore would not create or contribute water runoff that would exceed the capacity of the City's storm water drainage system. Finally, wastewater from the Project Site, as well as from projects listed in Table I that generate wastewater will be conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the HTP and would be treated according to the wastewater treatment requirements enforced by the LARWQCB. The addition of the wastewater associated with the Project combined with wastewater generated from related projects would not exceed the capacity of municipal sewage infrastructure.

Implementation of the proposed Project in conjunction with the projects listed on Table I will generate solid waste that will incrementally increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity of the existing landfills serving the City of Los Angeles. The solid waste generated per year throughout the life of the proposed Project would be well within the remaining capacity of the County's landfills. The proposed Project and projects listed on Table I that generate solid waste will participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Since there is currently adequate capacity to accommodate the cumulative disposal needs of the proposed Project and related projects, the proposed Project's operational solid waste demands are less than cumulatively considerable. Therefore, cumulative impacts would be less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.20 WILDFIRE

In general, a wildfire is defined here as any free-burning vegetative fire that initiates from an unplanned ignition, whether natural (e.g., lightning) or human-caused (e.g., powerlines, mechanical equipment, escaped prescribed fires), where the management objective is full suppression. While wildfires can potentially lead to benefits to an ecosystem if within the range of natural variability for a given ecotype and geographical area, they can also lead to deleterious effects to both the natural and built environment.¹⁶

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

	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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. <i>Substantially impair an adopted emergency response plan or emergency evacuation plan?</i>				

Less than Significant Impact: No. The Project Site is located on a hillside adjacent to undisturbed open space lands on the north and west. To the east is an irrigated vineyard, which serves as a firebreak for the proposed residence and the adjacent homes on Innsdale Drive. The undeveloped portion of the Project Site supports native vegetation communities including coastal sage scrub and chaparral.

¹⁶ Source: California State Hazard Mitigation Plan, September 2018

Residential tract development is adjacent to the Project Site on the south. The tract development includes paved access to the Project Site and fire hydrants on Innsdale Drive.

The California Geological Survey has designated the Project Site within a state zone requiring seismic landslide investigation per public Resources Code 2693(c). The City identifies the Project Site as being within a Very High Fire Hazard Zone, a Landslide area, a Special Grading Area, and within a fault zone. No landslides have been identified on the Project Site.

California State Hazard Mitigation Plan (SHMP), September 2018 - “Among California’s three primary hazards, wildfire, and particularly wildland-urban interface (WUI) fire, has represented the third greatest source of hazard to California, both in terms of recent state history as well as the probability of future destruction of greater magnitudes than previously recorded. More recently, with the catastrophic wildfire events of 2017 and 2018, fire has emerged as an annual threat roughly comparable to floods. Fire and flood fire hazards are surpassed only by high magnitude earthquake hazards, which typically occur less frequently but can result in extreme disaster events.

The 2018 SHMP, the fire hazards risk assessment has been expanded to include separate discussions on wildfire hazards and structural fire hazards. Structural fire hazards can occur as a cascading hazard emerging from wildfires or earthquakes, or as an independent hazard event. In either case, fire hazard mitigation actions are crucial in minimizing potential risk. Preparation and implementation of Local Hazard Mitigation Plans (LHMPs) with linkage to a jurisdiction’s general plan, play an important role in the fire mitigation process.

The City of Los Angeles Emergency Management Department (EMD) leads the City's effort in the development of citywide emergency plans, revises and distributes the Emergency Operations Master Plan and Master Procedures and Annexes and updates and disseminates guidelines for the emergency response and recovery plans. The department also reviews and tests departmental emergency plans to ensure city departments are ready to fulfill their respective emergency missions.

During the building permit project-level review process, the LAFD reviews the project plans to determine the project’s effect on fire protection and emergency medical services. A project’s land use, fire-related needs, and whether the project site meets the recommended response distance and fire safety requirements, as well as project design features that could reduce or increase the demand for fire protection services are taken into consideration during review of the building permit. Beyond the standards set forth in the Los Angeles Fire Code, consideration is given to the project size and components, required fire-flow, response time, and response distance for engine and truck companies, fire hydrant sizing and placement standards, access, and potential to use or store hazardous materials. On a yearly basis, LAFD assesses its resources, including staffing levels and equipment/vehicles, and reallocates them based on demand and need citywide.

Project plans were designed to minimize this risk and demonstrate consistency with the City's effort in the development of citywide emergency plans, Emergency Operations Master Plan and Master Procedures by incorporating a paved fire access as part of the driveway, a fire access turnaround, on-site fire hydrant, an irrigated fuel modification zone, and inclusion of livestock on-site which will continually control the growth of native brush to minimize the risk from wildland fires to Project occupants and structures, as well as reduce the risk from wildland fires to people and structures in the Project vicinity.

Project plans have been reviewed and approved by the Los Angeles Fire Department. The proposed Project will not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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 Impact: No. The Project Site is located on a hillside adjacent to undisturbed open space lands on the north and west. To the east is an irrigated vineyard, which serves as a firebreak for the proposed residence and the adjacent homes on Innsdale Drive. The undeveloped portion of the Project Site supports native vegetation communities including coastal sage scrub and chaparral. Residential tract development is adjacent to the Project Site on the south. The tract development includes paved access to the Project Site and fire hydrants on Innsdale Drive. The prevailing wind direction is on-shore (toward the northeast). During periods of Santa Ana Wind conditions, the prevailing winds are off-shore (toward the southwest).

As discussed above, Project Plans minimize this risk by incorporating a paved fire access as part of the driveway, a fire access turnaround, on-site fire hydrant and an irrigated fuel modification zone, which will minimize the risk from wildland fires to Project occupants and structures, as well as reduce the risk from wildland fires to people and structures in the Project vicinity. Project plans have been reviewed and approved by the Los Angeles Fire Department.

The Project will not increase the threat of wildfire 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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: No. The Project Plans minimize this risk by incorporating a paved fire access as part of the driveway, a fire access turnaround, on-site fire hydrant and an irrigated fuel modification zone, which will minimize the risk from wildland fires to Project occupants and structures, as well as reduce the risk from wildland fires to people and structures in the Project vicinity. The proposed Project will not 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

- 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 Impact: No. Los Angeles is a semi-desert area of mountains, canyons, ravines and vast basins. This can create problems when major thunderstorms, high winds and other bad weather strike. Flooding can quickly occur in the mountain passes and valleys, and mudslides are common on hillsides with very little vegetation. Southern California's dry rivers, creek beds and deep slot canyons can be especially dangerous for those caught by a rapidly moving flash flood.

No landslides or areas of slope instability have been identified onsite. Project grading will temporarily disturb the existing drainage pattern on 3.12 acres of the Project Site. The proposed Project will install drains and swales over the disturbed areas to recreate the existing drainage pattern. Disturbed open space areas will be revegetated with native vegetation. Fuel modification areas will be established between the proposed dwelling and open space areas reducing fire risk and post-fire slope instability in the event of a fire. The proposed Project will comply with all recommendations contained within the Geotechnical Report and all conditions of approval placed on the proposed Project by the City. These geotechnical recommendations combined with conditions of approval placed on the proposed Project by the City minimize the risks of erosion or siltation on, or off-site. The proposed Project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site.

Surface water runoff from the Project Site would continue to be directed toward existing storm drains in the Project vicinity that have adequate capacity. Pursuant to local practice and City regulations, storm water retention will be required as part of the Low Impact Development (LID) and Standard Urban Storm Water Mitigation Plan (SUSMP) implementation features. City of Los Angeles Ordinance No. 172,176 and Ordinance No. 173,494 specify Storm Water and Urban Runoff Pollution Control, which requires the application of BMPs. Any contaminants gathered during routine cleaning of construction equipment would be disposed of in compliance with applicable storm water pollution prevention permits. The Project would not 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. Therefore, impacts will be less than significant.

Mitigation Measures: No mitigation measures are necessary.

Cumulative Impacts

Less than Significant Impact: Development in high fire-prone areas will result in more frequent wildfires caused by humans, which will degrade the surrounding environment. Development in wildfire areas can cause them to burn more frequently than they would naturally, which can prevent native vegetation from re-growing, thereby leading to erosion, loss of biodiversity, and more wildfires. Alternatively, fire prevention measures can restrict brush clearing which will allow the vegetation to increase its mass which can intensify the impact of a wildfire.

The proposed Project in conjunction with the projects listed on Table I will result in an incremental increased wildfire risk. All projects will be subject to review and approval by the City of Los Angeles Fire Department ensuring wildfire hazard design standards are met. Mitigation measures will be adopted on a project by project basis to insure potential cumulative impacts to wildfires are less than significant.

Mitigation Measures: No mitigation measures are necessary.

5.21 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>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?</i>				

Potentially Significant Unless Mitigation Incorporated:

BIOLOGICAL RESOURCES

Jurisdictional Resources

Maybe. The project does not impact any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. The entire 40-acre site was mapped using the California Manual of Vegetation, Second Edition and none of the native vegetation alliances impacted have a rarity ranking of S1, S2 or S3. Furthermore, the proposed fill site (0.02-acre ephemeral drainage) does not support any wetland or riparian habitat.

Representatives from the California Department of Fish and Wildlife (CDFW) and the California Regional Water Quality Control Board (RWQCB) visited the Site to inspect the ephemeral drainage impacted by the Project's fill site and have requested notification prior to disturbance of the ephemeral drainage, which contains no wetland or riparian vegetation and supports non-native upland grasses dominated by brome grasses (*Bromus* spp.) in the two-foot wide ephemeral channel. These representatives requested the project applicant notify these agencies prior to disturbance of potentially jurisdictional feature.

If CDFW, determines the drainage to be subject to their jurisdiction, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with Section 404 and 401 of the Federal Clean Water Act, California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant.

For the purpose of this analysis, it is assumed the Project's impact to the on-site ephemeral drainage is subject to jurisdiction under California Fish and Game Code Section 1600 and will be subject to the Porter-Cologne Act Waste Discharge Requirements (a worst-case assumption). Under this scenario, the Project could result in a potentially significant impact unless mitigation is incorporated.

Migratory Nesting Birds:

The proposed Project has the potential to impact migratory nesting birds . Therefore, a potentially significant impact would result unless the mitigation measures set forth below are incorporated to reduce potential impacts to less than significant.

The Study Area currently contains groundcover, trees and shrubs that have the potential to support nesting birds. Although avian surveys were conducted outside of the raptor-nesting season, there is no suitable raptor-nesting habitat within the Development Area, and as such nesting raptors are not expected to occur. Impacts to migratory nesting birds are prohibited under the Migratory Bird Treaty Act (MBTA). However, adherence to the MBTA's requirements would ensure potential impacts would be less than significant.

CULTURAL RESOURCES

Archaeological Resources

No archaeological resources have been identified on the subject property. Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources.

Paleontological Resources

Bedrock underlying the Project Site consists of conglomerate mapped as part of the Topanga Formation. The Topanga Formation does not contain paleontological resources. Therefore, no paleontological resources are anticipated on the subject Property. However, environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources.

Human Remains

No cultural or historical resources have been identified on the Project Site. However, environmental impacts may result from project implementation due to discovery of unrecorded human remains.

Mitigation Measures:

The Initial Study for this Project identified the following mitigation measures that will be imposed as part of this Mitigated Negative Declaration.

BIOLOGICAL RESOURCES

Jurisdictional Resources

One ephemeral feature, covering approximately 0.02 acre, was determined to be potentially subject to the jurisdiction of the Corps, CDFW, or RWQCB within the animal keeping area. The Corps has confirmed that it will assert jurisdiction and the Project will require a Section 404 Permit and will also require Certification under Section 401 of the Clean Water Act. If CDFW determines the drainage to be subject to their jurisdiction, prior to disturbance of jurisdictional areas, the applicant shall demonstrate compliance with Section 404 and 401 of the Federal Clean Water Act, California Fish and Game Code Section 1600, and the Porter-Cologne Act Water Quality Control Act. This process will insure that impacts to jurisdictional resources have been mitigated to a level of less than significant. Mitigation, if required, could take the following forms:

- Purchase of credits in an approved mitigation bank. The amount of credits required would be determined during permit processing with CDFW, and/or the Regional Board. Implementation of this mitigation measure would have no adverse impacts on the environment.
- Onsite plantings and installation of water quality protection features to ensure that potential offsite impacts to downstream areas due to erosion are eliminated. Implementation of this mitigation measure would have no adverse impacts on the environment.
- Dedication and permanent preservation through a conservation easement or deed restriction of the adjacent blue-line drainage that accounts for 0.06 acre and associated 0.40 acre of coast live oak-sycamore riparian woodland. Sycamore riparian woodlands have a “Rarity Ranking” of G3S3 in the California Natural Diversity Database and are considered a sensitive habitat and thus has substantially more value than the 0.02-acre ephemeral drainage channel that supports a predominance of non-native grasses and no wetland or riparian habitat. Implementation of this mitigation measure would have no adverse impacts on the environment.

Migratory Nesting Birds

The following requirements under the MBTA and California Fish and Game Code Sections 3503.5, 3503, and 3513 are to be implemented to ensure that nesting birds are not harmed during project

construction. It should be noted that raptor species are not expected to nest within the Development Area due to a lack of suitable habitat:

1. If feasible, the removal of vegetation should occur outside of the nesting season, generally recognized as February 15 to August 31 (potentially earlier for raptors). If vegetation removal must occur during the nesting season, then a qualified biologist shall conduct a nesting bird survey prior to any vegetation removal. If active nests are identified, the biologist shall flag vegetation containing active nests. The biologist shall establish appropriate buffers around active nests to be avoided until the nests are no longer active and the young have fledged. Buffers will be based on the species identified, but generally will consist of 50 feet for non-raptors and 300 feet for raptors.
2. If for some reason it is not possible to remove all vegetation during the non-nesting season, then vegetation to be removed during the nesting season must be surveyed by a qualified biologist no more than three days prior to removal. If no nesting birds are found, the vegetation can be removed. If nesting birds are detected, then removal must be postponed until the fledglings have vacated the nest or the biologist has determined that the nest has failed. Furthermore, the biologist shall establish an appropriate buffer zone where construction activity may not occur until the fledglings have vacated the nest or the biologist has determined that the nest has failed.

CULTURAL RESOURCES

Archaeological clearance will be granted under the stipulation that should any artifacts or midden components be encountered during development, all earthwork will stop in the immediate area of the finds, and that a professional cultural resource specialist be contacted so that appropriate mitigation measures can be implemented in order to either stabilize or salvage the remains. Following this recommendation will ensure the preservation of these fragile and non-renewable cultural resources. The recommendations outlined below are standard for the Hollywood area of the City of Los Angeles.¹²⁷

Archaeological

Environmental impacts may result from project implementation due to discovery of unrecorded archaeological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. If any archaeological materials are encountered during the course of project development, all further development activity shall halt and,
- b. The services of an archaeologist shall then be secured by contacting the South Central Coastal Information Center (657-278-5395) located at California State University Fullerton, or a member of the Register of Professional Archaeologist (RPA) or an RPA-qualified archaeologist, who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The archaeologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating archaeologist, as contained in the survey, study or report.

- e. Project development activities may resume once copies of the archaeological survey, study or report are submitted to:

SCCIC Department of Anthropology
McCarthy Hall 47
CSU Fullerton
800 North State College Boulevard
Fullerton, CA 92834

- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, archaeological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

Human Remains

Environmental impacts may result from project implementation due to discovery of unrecorded human remains.

- a. In the event that human remains are discovered during excavation activities, the following procedure shall be observed:
- b. Stop immediately and contact the County Coroner

1104 N. Mission Road
Los Angeles, CA 90033
323-343-0512 (8 a.m. to 5 p.m. Monday through Friday) or
323-343-0714 (after Hours, Saturday, Sunday, and Holidays)

- c. The coroner has two working days to examine human remains after being notified by the responsible person. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
- d. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American.
- e. The most likely descendent has 48 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the human remains and grave goods.
- f. If the descendent does not make recommendations within 48 hours the owner shall reinter the remains in an area of the property secure from further disturbance, or;
- g. If the owner does not accept the descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.
- h. Discuss and confer means the meaningful and timely discussion careful consideration of the views of each party.

GEOLOGY AND SOILS

Paleontological

Environmental impacts may result from project implementation due to discovery of unrecorded paleontological resources. However, the potential impacts will be mitigated to a less than significant level by the following measures:

- a. If any paleontological materials are encountered during the course of project development, all further development activities shall halt and:
- b. The services of a paleontologist shall then be secured by contacting the Center for Public Paleontology - USC, UCLA, California State University Los Angeles, California State University Long Beach, or the Los Angeles County Natural History Museum who shall assess the discovered material(s) and prepare a survey, study or report evaluating the impact.
- c. The paleontologist's survey, study or report shall contain a recommendation(s), if necessary, for the preservation, conservation or relocation of the resource.
- d. The applicant shall comply with the recommendations of the evaluating paleontologist, as contained in the survey, study or report.
- e. Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.
- f. Prior to the issuance of any building permit, the applicant shall submit a letter to the case file indicating what, if any, paleontological reports have been submitted, or a statement indicating that no material was discovered.
- g. A covenant and agreement binding the applicant to this condition shall be recorded prior to issuance of a grading permit.

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 Impact:

Aesthetics

Development of the Project in combination with the other projects in the area listed on Table I have the potential to incrementally increase light and glare and make minor insignificant changes to the community's character. The proposed Project combined with the other projects listed on Table I will result in less than significant cumulative impacts to aesthetics. Therefore, cumulative impacts to aesthetics will be less than significant.

Air Quality

The Project combined with other projects in the area will generate short-term construction emissions and long-term operational emissions in an urbanized area of Los Angeles. The Project will not exceed the SCAQMD's recommended emissions thresholds and will not result in a cumulatively considerable impact. The cumulative impact of infill development consistent with the General Plan and Zoning designations will result in less than significant cumulative impacts to air quality. Therefore, impacts will be less than significant.

Biological Resources

The project would not result in significant impacts to biological resources with the potential exception of loss of 0.02 acre of ephemeral drainage. As noted, if the resource agencies determine that the impacts to 0.02 acre require mitigation, mitigation would be provided as described above. With mitigation, any potential cumulative impacts would not be considered significant.

Cultural Resources

Implementation of the Project, in combination with related projects, would result in the continued redevelopment and revitalization of the surrounding area. No cultural or historical resources are located on the Project Site. Impacts to cultural resources tend to be site specific and are assessed on a site-by-site basis. It is expected that related projects would also comply with appropriate regulatory measures and therefore impacts are not expected to be cumulatively considerable. Therefore, impacts would be less than significant.

Energy

Development of the proposed Project in combination with the other projects Listed on Table I do not have the potential result in significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources or obstruct a state or local plan for renewable energy or energy efficiency. All projects must comply with the California Energy Commissions Building Energy Efficiency Standards for Residential and Non-Residential Buildings. Therefore, the proposed Project in combination with the other projects listed in Table I will result in less than significant cumulative impacts to energy.

Geology and Soils

The proposed Project combined with other projects in the area will expose additional people and structures to seismic hazards and risks. Each site and project will be evaluated individually. The cumulative impact of infill development consistent with the General Plan and Zoning designations will result in less than significant cumulative impacts to Geology and Soils. Therefore, impacts will be less than significant.

Hazards and Hazardous Materials

Development of the Project in combination with the other projects listed on Table I have the potential to incrementally increase the risks associated from wildland fires. However, Project plans minimize this risk by incorporating a paved fire access as part of the driveway, a fire access turnaround, on-site fire hydrant and an irrigated fuel modification zone, which will minimize the risk from wildland fires to Project residents and structures as well as reduce the risk from wildland fires to people and structures in the Project vicinity. Project plans have been reviewed and approved by the Los Angeles Fire Department. The City requires all plans for the projects identified in Table I to be approved by the City Fire Department prior to construction. Therefore, the proposed project combined with the projects listed in Table I will not result in potentially significant impacts to hazards or hazardous materials. Therefore, impacts will be less than significant.

Hydrology and Water Quality

Development of the proposed Project in combination with the related projects would result in the further infilling of uses in an already dense urbanized area. As discussed above, the Project Site and the surrounding areas are served by the existing City storm drain system. Runoff from the Project Site and adjacent urban uses is typically directed into the adjacent streets and flows to the nearest drainage improvement areas. Due to the water capture and re-use systems, runoff from the fill site is not likely to have a significant impact. It is likely that most if not all of the related projects would also drain to the surrounding street system. However, all projects would be required to implement a Storm Water Pollution Prevention Plan (SWPPP) during construction, which would reduce the amount of surface water runoff after storm events through implementation of construction storm water best management practices. The low intensity of development with one home on a parcel large enough to accommodate more than forty homes reduces any potential impact. The proposed Project would not make a considerable contribution to the volume or quality of surface water runoff, and cumulative impacts to the existing or planned storm water drainage systems would be less than significant. Therefore, impacts will be less than significant.

Land Use and Planning

Development of the proposed Project in combination with the other projects Listed on Table I have the potential to incrementally increase urban pressure on biological resources, public services and utilities. The proposed Project is consistent with the City General Plan and Municipal Code as are all other projects listed in Table I. Therefore, the proposed Project in combination with the other projects listed in Table I will result in less than significant cumulative impacts to land use and planning.

Noise

Development of the proposed Project in conjunction with the projects listed on Table I would result in an incremental short-term increase in construction noise and an incremental increase in long-term operational and noise in the Project vicinity. All projects must comply with the City's Noise Ordinance. Compliance with the city Noise Ordinance will insure that individual project noise levels are less than significant. The proposed Project's will not make a considerable contribution to a cumulative impact. The cumulative impact will be less than significant.

Public Services - Fire

The proposed Project, in combination with the related projects, could increase the demand for fire department services in the Project area. Specifically, there could be increased demands for additional LAFD staffing, equipment and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the proposed Project would contribute.

The LAFD does not have any plans for the development of new fire stations in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not make a cumulatively considerable contribution to the demands placed on LAFD for services. Therefore, any impacts will be less than significant.

Public Services - Police

The proposed Project, in combination with the related projects, could increase the demand for police department services in the Project area. Specifically, there could be increased demands for additional LAPD staffing, equipment and facilities over time. This need would be funded via existing mechanisms (e.g., property taxes, government funding, and developer fees) to which the proposed Project would contribute.

The LAPD does not have any plans for the development of new police stations in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not make a cumulatively considerable contribution to the demands placed on LAPD for services. Therefore, any impacts will be less than significant.

Public Services - Schools

The proposed Project, in combination with the related projects, could increase the demand for public school services in the Project area. Specifically, there could be increased demands for additional LAUSD staffing, equipment and facilities over time. This need would be funded by individual project compliance with California Government Code 65995 to which the proposed Project would contribute.

The LAUSD does not have any plans for the development of new schools in proximity to the Project Site. No cumulatively significant impacts are anticipated to occur. The proposed Project would not make a cumulatively considerable contribution to the demands placed on LAUSD for services. Therefore, any impacts will be less than significant.

Public Services - Parks

The proposed Project, in combination with the projects listed on Table I could increase the demand for public parks in the Project area. The proposed Project will pay applicable fees in accordance with California Government Code 65995 to compensate for its individual effect. All other projects on Table I, which could impact public parks, will be required to pay fees in compliance with California Government Code 65995. The proposed Project combined with the other projects listed on Table I will result in a less than significant impact to Public Services.

Public Services - Libraries

The proposed Project, in combination with the projects listed on Table I could increase the demand placed on public libraries in the Project area. To meet the increased demands upon the City's Public Library system, Los Angeles voters passed a Library Bond Issue for \$178.3 million to improve, renovate, expand and construct 32 branch libraries. Since the Program's inception in 1998, the Library Department and the Department of Public Works Bureau of Engineering have made considerable progress in the design and construction of the branch library facilities. Therefore, any impacts will be less than significant.

Recreation

The proposed Project, in combination with the projects listed on Table I could increase the demand placed on public recreational facilities in the Project area. Specifically, there could be increase the use of existing neighborhood and regional parks or other recreational facilities over time. The residential

projects are required to pay recreation taxes and/or applicable fees to mitigate impacts upon park and recreational facilities. Therefore, any impacts will be less than significant.

Transportation

The proposed Project in conjunction with the projects on Table I will result in a very slight increase in average daily vehicle trips and peak-hour vehicle trips in the Project vicinity. The proposed Project combined with other projects on Table I will not result in a cumulatively considerable impact to transportation.

Projects are evaluated on an individual basis to determine their compliance with programs, plans, ordinances or policies addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities; compliance with the applicable congestion management program; to identify any substantial increase hazards due to a design feature or incompatible uses; and to determine if they would result in inadequate emergency access. Mitigation measures will be implemented accordingly. Therefore, cumulative impacts to Transportation will be less than significant.

Tribal Cultural Resources

The proposed Project in conjunction with the projects on Table I will not contribute to cumulative impacts to Tribal Cultural Resources. No cumulative impact will occur.

Utilities and Service Systems

The proposed Project in conjunction with the projects listed on Table I will result in an incremental increase demand on utilities and service systems.

LADWP ensures the reliability and quality of its water supply through an extensive distribution system that includes more than 7,100 miles of pipes, more than 100 storage tanks and reservoirs within the City, and eight storage reservoirs along the Los Angeles Aqueducts, and the Los Angeles Aqueduct Filtration Plant (LAAFP) in Sylmar, which is owned and operated by LADWP. Water entering the LAAFP undergoes treatment and disinfection before being distributed throughout the LADWP's Water Service Area.

The proposed Project and all projects listed on Table I that impact utilities and service systems will be required to demonstrate compliance with Low Impact Development (LID) Ordinance standards and retain or treat the first $\frac{3}{4}$ inch of rainfall in a 24-hour period, and therefore would not create or contribute water runoff that would exceed the capacity of the City's storm water drainage system. Finally, wastewater from the Project Site, as well as from projects listed in Table I that generate wastewater will be conveyed via municipal sewage infrastructure maintained by the Los Angeles Bureau of Sanitation to the HTP and would be treated according to the wastewater treatment requirements enforced by the LARWQCB. The addition of the wastewater associated with the Project combined with wastewater generated from related projects would not exceed the capacity of municipal sewage infrastructure.

Implementation of the proposed Project in conjunction with the projects listed on Table I will generate solid waste that will incrementally increase regional demands on landfill capacity. The impact of the continued growth of the region would likely have the effect of diminishing the daily excess capacity

of the existing landfills serving the City of Los Angeles. The solid waste generated per year throughout the life of the proposed Project would be well within the remaining capacity of the County's landfills. The proposed Project and projects listed on Table I that generate solid waste will participate in regional source reduction and recycling programs, significantly reducing the number of tons deposited in area landfills. Since there is currently adequate capacity to accommodate the cumulative disposal needs of the proposed Project and related projects, the proposed Project's operational solid waste demands are less than cumulatively considerable. Therefore, cumulative impacts would be less than significant.

Wildfire

The proposed Project in conjunction with the projects listed on Table I will result in an incremental increase wildfire risk. All projects will be subject to review and approval by the City of Los Angeles Fire Department ensuring wildfire hazard design standards are met. Mitigation measures if required will be adopted on a project by project basis to insure potential cumulative impacts to wildfires are less than significant.

Mitigation Measures: No mitigation measures are necessary.

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

Less than Significant Impact: The proposed Project will generate incremental quantities of air and greenhouse gas emission during construction and operation of the single-family residence. These impacts are considered less than significant.

Mitigation Measures: No mitigation measures are necessary.

6.0 REFERENCES ACRONYMS AND ABBREVIATIONS

6.1 References

Jason Hernández, City Planning Associate
Central Project Planning Division
Department of City Planning:
200 N. Spring Street, Room 621, Los Angeles, CA 90012

Mr. J. Adolfo Acosta, Chief Grading Division
Los Angeles Department of Building and Safety
Grading Division
221 N. Figueroa St., Suite 1200, Los Angeles, CA 90012

Mr. Daniel Schneidereit, Engineering Geologist II
Los Angeles Department of Building and Safety
221 N. Figueroa St., Suite 1200, Los Angeles, CA 90012

Mr. Fred Wong, Plan Checker
Los Angeles Department of Building and Safety
Grading Division
221 N. Figueroa St., Suite 1200, Los Angeles, CA 90012

City of Los Angeles Zone Information and Map Access System (ZIMAS)
<http://zimas.lacity.org/>

City of Los Angeles - Proposed Mitigated Negative Declaration
ENV-2011-2940-MND
03/13/2013

City of Los Angeles - Initial Study and Checklist
ENV-2011-2940-MND
01/04/2013

City of Los Angeles
CASE NO. ZA 201 1-2939(ZAD)(ZAA)
Zoning Administrator's Determination/Adjustment
August 8, 2014

City of Los Angeles
Environmental Assessment Form
6443 & 6459 Innsdale Drive, Los Angeles CA 90068
03/01/2017

California Scenic Highway Mapping System

<http://www.latimes.com/projects/la-me-griffith-park-mountain-lion/>

City of Los Angeles Central Area Planning Commission, FEMA 100 year Flood Depth Grid,
June 6, 2017

City of Los Angeles Department of City Planning, Environmental and Public Facilities Map, September 1996

Public Resources Code, Section 4291

California Code of Regulations Title 14, Division 1.5, Chapter 7, Subchapter 3, Section 1299

- Guidance for implementation “General Guideline to Create Defensible Space”

California Government Code, Section 51882

California Code of Regulations, Title 19, Division 1, Chapter 7, Subchapter 1, Section 3.07

2017 City of Los Angeles Fire Code (Chapter 49 – Requirements for wildland-Urban Interface Fire Areas

California Building Standards Code:

- California Building Code, Chapter 7A,
- California Residential Code, Section R327, and
- California Reference Standards Code, Chapter 12-7A

Administrative Regulations, California Code of Regulations, Title 24, Part 1

Title 24 California Building Standards Code

6.2 Acronyms and Abbreviations

The following is a list of acronyms and abbreviations used in this Initial Study:

AB 52	Assembly Bill 52 (AB 52, Gatto. Native Americans: California Environmental Quality Act)
APE	Area of Potential Effect
AQMP	Air Quality Management Plan
BMPs	Best Management Practices
CALGreen	California Green Building Standards
CDDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
City	City of Los Angeles
CNPS	California Native Plant Society
CORPS	United States Army Corps of Engineers
Community Plan	Hollywood Community Plan
CRPR	California Rare Plant Rank
DWP	Department of Water and Power
EIR	Environmental Impact Report
EMD	City of Los Angeles Emergency Management Department
Farmland	Prime Farmland, Unique Farmland or Farmland of Statewide Importance
FPP	Fire Protection Plan
GLO	General Land Use Office
HPOZ	Los Angeles Historical Preservation Overlay Zone
IS	CEQA Guidelines Appendix G - Initial Study
LAAFP	Los Angeles Aqueduct Filtration Plant
LADWP	Los Angeles Department of Water and Power
LAGBC	Los Angeles Green Building Code
LAFD	City of Los Angeles Fire Department
LAMC	City of Los Angeles Municipal Code
LAPD	City of Los Angeles Police Department
LAUSD	Los Angeles Unified School District
LID	Low Impact Development
MBTA	Migratory Bird Treaty Act
MND	Mitigated Negative Declaration
NAHC	The Native American Heritage Commission
ND	Negative Declaration
OHWM	Ordinary Highwater Mark
RPA	Register of Professional Archaeologist or an RPA-qualified archaeologist
RWQCB	Los Angeles Regional Water Quality Control Board (Regional Board)
SCAQMD	South Coast Air Quality Management District
SHMP	California State Hazard Mitigation Plan
SUSMP	Standard Urban Storm Water Mitigation Plan
SWPPP	Storm Water Pollution Prevention Plan
USGS	United States Geological Survey
US 101	Hollywood Freeway
VOCs	Volatile Organic Compounds
WUI	Wildland-Urban Interface
ZIMA	City of Los Angeles, Department of City Planning developed the Zone Information and Map Access System

7.0 LIST OF PREPARERS

LEAD AGENCY

Los Angeles Department of City Planning

200 N. Spring Street, Room 621

Los Angeles, CA 90012

INITIAL STUDY PREPARATION

Environmental & Regulatory Specialists, Inc.

David J. Tanner, President

Julie Fontaine, Biologist, Regulatory Specialist

Joseph Tyndall, Environmental Analysis, Graphics

8.0 APPENDICIES

Copies of the following documents and the Project Application are on file with the City of Los Angeles Planning Department.

- A Air Quality Impact Analysis for the York Residence Project
Prepared by: Cadence Environmental Consultants, August 2018
- B Greenhouse Gas Impact Analysis for the York Residence Project
Prepared by: Cadence Environmental Consultants, August 2018
- C Biological Technical Report – The Property At 6459 W. Innsdale Drive, City of Los Angeles, Los Angeles County, California
Prepared by: Glenn Lukos Associates, February 2017, Revised December 2018, Revised July 2019
- D Cultural Resource Investigation
Prepared by: SRS, Inc., April 7, 2018 (Revised January 2018)
- E Geologic and Soils Engineering Investigation Update – Proposed Grading for Access Driveway and Pad for Future Residence, Guest House, Pool, Pool House and Required Animal Keeping Area
Prepared by: Byer Geotechnical, Inc., December 21, 2018