

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

<b>LEAD CITY AGENCY</b> City of Los Angeles, (City Planning)	<b>COUNCIL DISTRICT</b> 14
<b>PROJECT TITLE</b> ENV-2014-3179-MND	<b>CASE NO.</b> APCE-2014-3178-ZCJ-HD-ZV-ZAD VTT-72393-SL

**PROJECT LOCATION**  
2730 N. ONYX DRIVE

**PROJECT DESCRIPTION:**  
The proposed Project would consist of a zone change from [Q]R1-1D to [Q]RD5-1D, the subdivision of the existing 186,956 square foot Project site into 32 smaller parcels that range in area from 1,673 square feet to 15,381 square feet, the development of 32 single-family residences (one per parcel), establishment of easements, and construction of related improvements (streets, curbs and gutters, retaining walls, fire lane/turn-around, driveway improvements, common access areas, public staircases, and installation of utilities and drainage channels). The proposed Project would export a total of approximately 17,514 cubic yards cubic yard of soil. Project approvals would include require a zone change, approval of the Vesting Tentative Tract map, height district change, variance, and Zoning Administrators Determinations.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**  
Yalla Yalla, LLC  
1030 Foothill Boulevard, #201  
La Canada, CA 91011

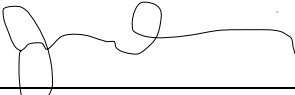
**FINDINGS**  
The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance.  

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SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-make may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

<b>NAME OF PERSON PREPARING THIS FORM</b> Jane Choi	<b>TITLE</b> Principal City Planner	<b>TELEPHONE NUMBER</b> (213) 978-1379
<b>ADDRESS</b> 200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b> 	<b>DATE</b> 3/26/20

## MITIGATION MEASURES

In order to mitigate potential Project impacts, the following mitigation measure will be implemented:

### ***Mitigation Measure IV-01 – Black Walnut Trees:***

*For the California Black Walnut trees covered under the City's Protected Tree Ordinance and that would be removed, replace them on a 1:1 basis with the same species trees. This mitigation measure may be combined with **Mitigation Measure IV-80** described below.*

### ***Mitigation Measure IV-10 – Nesting Birds:***

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

- *Proposed project activities (including disturbances to native and non-native vegetation, structures and substrates) should take place outside of the breeding bird season which generally runs from February 1- August 31 (as early as February 1 for raptors) to avoid take (including disturbances which would cause abandonment of active nests containing eggs and/or young). Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture of kill (Fish and Game Code Section 86).*
- *If project activities cannot feasibly avoid the breeding bird season, beginning thirty days prior to the disturbance of suitable nesting habitat, the applicant shall:*
  - a. *Arrange for weekly bird surveys to detect any protected native birds in the habitat to be removed and any other such habitat within 300 feet of the construction work area (within 500 feet for raptors) as access to adjacent areas allows. The surveys shall be conducted by a Qualified Biologist with experience in conducting breeding bird surveys. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of clearance/construction work.*
  - b. *If a protected native bird is found, the applicant shall delay all clearance/construction disturbance activities within 300 feet of suitable nesting habitat for the observed protected bird species (within 500 feet for suitable raptor nesting habitat) until August 31.*
  - c. *Alternatively, the Qualified Biologist could continue the surveys in order to locate any nests. If an active nest is located, clearing and construction within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and when there is no evidence of a second attempt at nesting. The buffer zone from the nest shall be established in the field with flagging and stakes. Construction personnel shall be instructed on the sensitivity of the area.*

*d. The applicant shall record the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds. Such record shall be submitted and received into the case file for the associated discretionary action permitting the project.*

**Mitigation Measure IV-60 Tree Preservation (Project Construction)**

- *“Orange fencing” or other similarly highly visible barrier that is capable of preventing damage from debris from upslope Project construction shall be installed outside of the drip line of locally protected and significant (trunk diameter of 8 inches or greater) non-protected trees, or as may be recommended by the Tree Expert in the Tree Report. The barrier shall be maintained throughout Project completion, and shall not be removed until the completion and cessation of all parcel construction activities. For the Torrey Pine (#5), monitor the tree’s condition by a certified arborist during and after construction for a minimum period of 3 years.*

**Mitigation Measure IV-70 Tree Removal (Non-Protected Trees)**

*Environmental impacts from project implementation may result due to the loss of significant trees on the site. However, the potential impacts will be mitigated to a less than significant level by the following measures:*

- *Prior to the issuance of any permit, a plot plan shall be prepared indicating the location, size, type, and general condition of all existing trees on the site and within the adjacent public right(s)-of-way.*
- *All significant (8-inch or greater trunk diameter, or cumulative trunk diameter if multi-trunked, as measured 54 inches above the ground) non-protected trees on the site proposed for removal shall be replaced at a 1:1 ratio with a minimum 24-inch box tree. Net new trees, located within the parkway of the adjacent public right(s)-of-way may be counted toward replacement tree requirements.*
- *Removal or planting of any tree in the public right-of-way requires approval of the Board of Public Works. Contact Urban Forestry Division at: 213-847-3077. All trees in the public right-of-way shall be provided per the current standards of the Urban Forestry Division the Department of Public Works, Bureau of Street Services.*

**Mitigation Measure IV-80 Tree Removal and Replacement (Locally Protected Species)**

*Environmental impacts may result due to the loss of protected trees on the site. However, these potential impacts will be mitigated to less than significant level by the following measures:*

- *All protected tree removals require approval from the Board of Public Works.*
- *A Tree Report shall be submitted to the Urban Forestry Division of the Bureau of Street Services, Department of Public Works, for review and approval (213-847-3077), prior to implementation of the Report’s recommended measures.*

- *A minimum of four trees (tree size to be determined by the City) shall be planted for each protected tree that is removed. The canopy of the replacement trees, at the time they are planted, shall be in proportion to the canopies of the protected tree(s) removed and shall be to the satisfaction of the Urban Forestry Division.*
- *The location of trees planted for the purposes of replacing a removed protected tree shall be clearly indicated on the required landscape plan, which shall also indicate the replacement tree species and further contain the phrase "Replacement Tree" in its description.*
- *Bonding (Tree Survival):*
  - a. *The applicant shall post a cash bond or other assurances acceptable to the Bureau of Engineering in consultation with the Urban Forestry Division and the decision maker guaranteeing the survival of trees required to be maintained, replaced or relocated in such a fashion as to assure the existence of continuously living trees for a minimum of three years from the date that the bond is posted or from the date such trees are replaced or relocated, whichever is longer. Any change of ownership shall require that the new owner post a new oak tree bond to the satisfaction of the Bureau of Engineering. Subsequently, the original owner's oak tree bond may be exonerated.*
  - b. *The City Engineer shall use the provisions of Section 17.08 as its procedural guide in satisfaction of said bond requirements and processing. Prior to exoneration of the bond, the owner of the property shall provide evidence satisfactory to the City Engineer and Urban Forestry Division that the oak trees were properly replaced, the date of the replacement and the survival of the replacement trees for a period of three years.*

**Mitigation Measure IV-90 Tree Removal (Public Right-of-Way)**

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

**Mitigation Measure VIII-40 Hillside Construction Staging and Parking Plan**

*Prior to the issuance of a grading or building permit, the applicant shall submit a Construction Staging and Parking Plan to the Department of Building and Safety and the Fire Department for review and approval. The plan shall identify where all construction materials, equipment, and vehicles will be stored*

*through the construction phase of the project, as well as where contractor, subcontractor, and laborers will park their vehicles so as to prevent blockage of two-way traffic on streets in the vicinity of the construction site. The Construction Staging and Parking Plan shall include, but not be limited to, the following:*

- No construction equipment or material shall be permitted to be stored within the public right-of-way.*
- If the property fronts on a designated Red Flag Street, on noticed "Red Flag" days, all the workers shall be shuttled from an off-site area, located on a non-Red Flag Street, to and from the site in order to keep roads open on Red Flag days.*
- During the Excavation and Grading phases, only one truck hauler shall be allowed on the site at any one time. The drivers shall be required to follow the designated travel plan or approved Haul Route.*
- Truck traffic directed to the project site for the purpose of delivering materials, construction-machinery, or removal of graded soil shall be limited to off-peak traffic hours, Monday through Friday only. No truck deliveries shall be permitted on Saturdays or Sundays.*
- All deliveries during construction shall be coordinated so that only one vendor/delivery vehicle is at the site at one time, and that a construction supervisor is present at such time.*
- A radio operator shall be on-site to coordinate the movement of material and personnel, in order to keep the roads open for emergency vehicles, their apparatus, and neighbors.*
- During all phases of construction, all construction vehicle parking and queuing related to the project shall be as required to the satisfaction of the Department of Building and Safety, and in substantial compliance with the Construction Staging and Parking Plan, except as may be modified by the Department of Building and Safety or the Fire Department.*

**Mitigation Measure XIV-10      Public Services (Fire)**

*Environmental impacts may result from project implementation due to the location of the project in Very High Fire Hazard Severity Zone. However, this potential impact will be mitigated to a less than significant level by the following measure:*

- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.*

**Mitigation Measure XVI-30      Transportation (Haul Route)**

- The developer shall install appropriate traffic signs around the site, and utilize flagmen at key points along the haul route in the hillside area during construction to ensure pedestrian and vehicle safety.*

- The developer shall obtain haul route approval by the Department of Building and Safety.
  - All haul route hours shall be limited to off-peak hours as determined by Board of Building and Safety Commissioners.
  - The Department of Transportation shall recommend to the Building and Safety Commission Office the appropriate size of trucks allowed for hauling, best route of travel, the appropriate number of flag people.
  - The Department of Building and Safety shall stagger haul trucks based upon a specific area's capacity, as determined by the Department of Transportation, and the amount of soil proposed to be hauled to minimize cumulative traffic and congestion impacts.
  - The applicant shall be limited to no more than two trucks at any given time within the site's staging area.

**Mitigation Measure XVI-60      Inadequate Emergency Access (Hillside Streets – Construction Activities)**

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

**Mitigation Measure XVIII-10 – Tribal Cultural Resources:**

*A qualified Native American monitor(s) who is affiliated with a Tribe that has ancestral ties to the Project location as identified by the Native American Heritage Commission and that has participated in consultation pursuant to Assembly Bill 52 shall be retained during ground disturbing activities in native soil, which has the potential to impact Tribal Cultural Resources. The Native American monitor will complete daily monitoring logs that will provide descriptions of the day's activities, including construction activities, locations, soil, and any cultural materials identified. The on-site monitoring shall end when the Project site grading and excavation activities are completed, or when the Tribal Representatives/monitor has indicated that the site has a low potential for impacting Tribal Cultural Resources. Should Tribal Cultural Resources be discovered during Project construction, all activity within 50 feet of the find shall stop and the Native American monitor shall determine the appropriate treatment methods or options for the Tribal Cultural Resources. The discovery is to be kept confidential and secure to prevent any further disturbance. Within one month of the close of monitoring, a compliance report that summarizes the monitoring efforts will be submitted to the NAHC and placed in a legal repository.*