CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
CITY HALL 200 NORTH SPRING STREET LOS ANGELES CA 90012

INITIAL STUDY

3003 Runyon Canyon Project

Case Number: ENV-2016-4180-EIR

Project Location: 3003 N. Runyon Canyon Road, Los Angeles, California, 90046

Community Plan Area: Hollywood

Council District: 4—David Ryu

Project Description: The Project proposes the construction of a multi-level, single-family residential structure along the western side of a ridge on the Project Site. The irregular-shaped Project Site is located within the Runyon Canyon Park area of the City and is approximately 0.5 miles south of Mulholland Drive in the Hollywood Hills. The Project Site is west of US Highway 101 and the Hollywood Bowl. The total area of the Project Site is 197,435 square feet. The Project Site contains the existing single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a "historical resource" pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance.

The proposed building would include a basement, first floor area, and second floor area totaling roughly 11,284 square feet in size. There would also be an attached four-car garage. The existing historical structure would remain intact (i.e., the Headley/Handley House). As part of the Project, the owner is requesting that the existing structure be reclassified as a "guest house," with kitchen, but no physical changes would be made to that structure as part of the Project. The new primary residence would become the primary building on the Project Site. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Road.

PREPARED FOR:
The City of Los Angeles
Department of City Planning

PREPARED BY:
CAJA Environmental Services, LLC

APPLICANT:
Manuel Valencia

April 2018

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INITIAL STUDY

Executive Summary

Project Title: 3003 Runyon Canyon Project
Environmental Case Number: ENV-2016-4180-EIR
Related Cases: APCSV-2016-4179-SPE-DRB-SPP-MSP-ZV-ZAD

Project Location: 3003 North Runyon Canyon Road, Los Angeles 90046
Community Plan Area: Hollywood
Council District: 4

Lead City Agency: City of Los Angeles Department of City Planning
Staff Contact Name and Address: Erin Strelich, 200 N. Spring Street, Rm. 750, (After April 6: 221 S. Figueroa, Suite 1350) Los Angeles, CA 90012
Phone Number: (213) 978-1351 until April 6, then (213) 847-3626

Applicant Name and Address: Manuel Valencia, 3003 N. Runyon Canyon Road, Los Angeles, CA 90046

Phone Number: (818) 591-9309

General Plan designation: Minimum Residential
Zoning: RE-40-1-H (Residential Estate, Hillside Ordinance)

PROJECT DESCRIPTION:

The Project proposes the construction of a multi-level, single-family residential structure along the western side of a ridge on the Project Site. The irregular-shaped Project Site is located within the Runyon Canyon Park area of the City and is approximately 0.5 miles south of Mulholland Drive in the Hollywood Hills. The Project Site is west of US Highway 101 and the Hollywood Bowl. The total area of the Project Site is 197,435 square feet. The Project Site contains the existing single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a "historical resource" pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance.

The proposed building would include a basement, first floor area, and second floor area totaling roughly 11,284 square feet in size. There would also be an attached four-car garage. The existing historical structure would remain intact (i.e., the Headley/Handley House). As part of the Project, the owner is requesting that the existing structure be reclassified as a "guest house," with kitchen, but no physical changes would be made to that structure as part of the Project. The new primary residence would become the primary building on the Project Site. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Road. (For additional detail, see "Part A – Project Description").

ENVIRONMENTAL SETTING:

The Project Site is located 3003 North Runyon Canyon Road, in the Hollywood Community Plan area (HCP) of the City of Los Angeles (City). The irregular shaped Site is located within the Runyon Canyon Park area of the City, approximately 0.5 miles south of Mulholland Drive and west of US Highway 101 and the Hollywood Bowl landmark in the Hollywood Hills.

The total area that composes the Project Site is 197,435 square feet. The Site is zoned RE-40-1-H (Residential Estate, Hillside Ordinance) with a General Plan land use designation of Minimum Residential. The Project Site is located within an Equine Keeping area of the City. The Project Site is also located within the Outer Corridor of the Mulholland Scenic Parkway Specific Plan (MSPSP) area, which is defined as the area between 500-feet and one-half mile from the right-of-way along Mulholland Drive.

The Project Site is fully surrounded by Runyon Canyon Park, which is public park land managed by the City of Los Angeles Department of Parks and Recreation and zoned OS-IXL. The Project Site is accessed by Runyon Canyon Road, a private fire road that is closed to public motor vehicle access that runs roughly through the center of the park between the northern and southern entrances along Runyon Canyon itself. The road is also currently used as a hiking trail through the public park. The 160-acre park is open to the public seven days a week from dawn to dusk, with 90 acres dedicated as an off-leash dog park. Bordering the park in all directions are low density zoned residential uses with the exception of multi-family residential uses along a portion of the southern park border near the Fuller Avenue park entrance.

(For additional detail, see “Part A – Project Description”).

Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement.):

None.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

Yes. Consultation began on February 27th, 2017.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☒ Aesthetics	☒ Hazards & Hazardous Materials	☐ Recreation
☐ Agriculture and Forestry Resources	☒ Hydrology / Water Quality	☒ Transportation / Traffic
☒ Air Quality	☒ Land Use / Planning	☒ Tribal Cultural Resources
☒ Biological Resources	☐ Mineral Resources	☐ Utilities / Service Systems
☒ Cultural Resources	☒ Noise	☒ Mandatory Findings of Significance
☒ Geology / Soils	☐ Population / Housing	
☒ Greenhouse Gas Emissions	☒ Public Services	

DETERMINATION (to be completed by Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

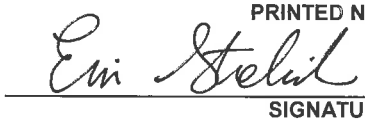
☒ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Erin Strelich
PRINTED NAME

City Planning Associate
TITLE


SIGNATURE

(213) 978-1351 until April 6, 2018, then (213) 847-3626
TELEPHONE NUMBER

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 that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

    a) Earlier Analysis Used. Identify and state where they are available for review.

    b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

    c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

    a) The significance criteria or threshold, if any, used to evaluate each question; and

    b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

Project Description

A. Project Summary

The Project proposes the construction of a multi-level, single-family residential structure along the western side of a ridge on the Project Site. The irregular-shaped Project Site is located within the Runyon Canyon Park area of the City and is approximately 0.5 miles south of Mulholland Drive in the Hollywood Hills. The Project Site is west of US Highway 101 and the Hollywood Bowl. The total area of the Project Site is 197,435 square feet. The Project Site contains the existing single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a "historical resource" pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance.

The proposed building would include a basement, first floor area, and second floor area totaling roughly 11,284 square feet in size. There would also be an attached four-car garage. The existing historical structure would remain intact (i.e., the Headley/Handley House). As part of the Project, the owner is requesting that the existing structure be reclassified as a "guest house," with kitchen, but no physical changes would be made to that structure as part of the Project. The new primary residence would become the primary building on the Project Site. Vehicular access to the Project would be provided via a driveway along North Runyon Canyon Road.

B. Environmental Setting

1. Project Location

The Project Site is located 3003 North Runyon Canyon Road, in the Hollywood Community Plan area (HCP) of the City of Los Angeles (City). The irregular shaped Project Site is located within the Runyon Canyon Park area of the City, approximately 0.5 miles south of Mulholland Drive and west of US Highway 101 and the Hollywood Bowl landmark in the Hollywood Hills.

The total area that composes the Project Site is 197,435 square feet. The Project Site is zoned RE-40-1-H (Residential Estate, Hillside Ordinance) with a General Plan land use designation of Minimum Residential. The Project Site is also located within the Los Angeles State Enterprise Zone and is located within an Equine Keeping area of the City.

The Project Site is also located within the Outer Corridor of the Mulholland Scenic Parkway Specific Plan (MSPSP) area, which is defined as the area between 500-feet and one-half mile from the right-of-way along Mulholland Drive. The Los Angeles City Council adopted the MSPSP, Ordinance No. 167,943, on May 13, 1992. The MSPSP became effective on June 29, 1992. The intent of the MSPSP is to promote and preserve Mulholland Drive as a scenic parkway. The MSPSP is generally bounded by the Mulholland Drive right-of-way to the north and south; by the Hollywood Freeway to the east; and by Topanga Canyon Boulevard to the west. Mulholland Drive extends for approximately 20-miles within the MSPSP area.

See Figure 1, Regional Vicinity Map, for the location within the context of the City. See Figure 2, Aerial Map, for the Project Site and immediate surrounding areas.

2. Existing Uses

The Project Site contains an existing single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a “historical resource” pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance.

There are no native protected tree species on-site. There are a total of ninety-six (96) Non-Protected Significant trees on the Project Site and seventeen (17) Non-Protected Significant trees are recommended for removal. These trees are in close proximity to the proposed construction and would not tolerate the encroachment.

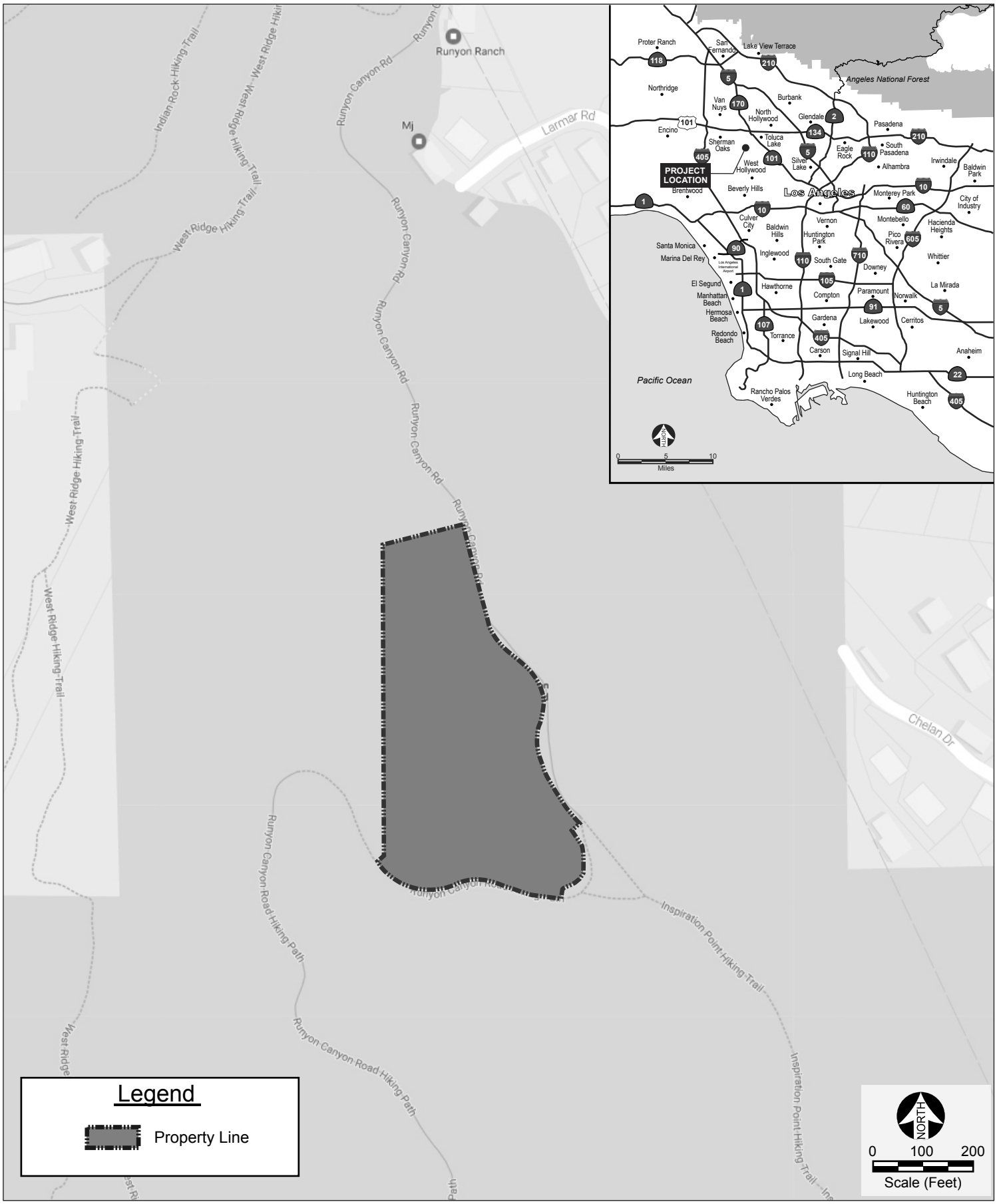


Figure 1
Vicinity Map

Source: Google Maps., 2017.

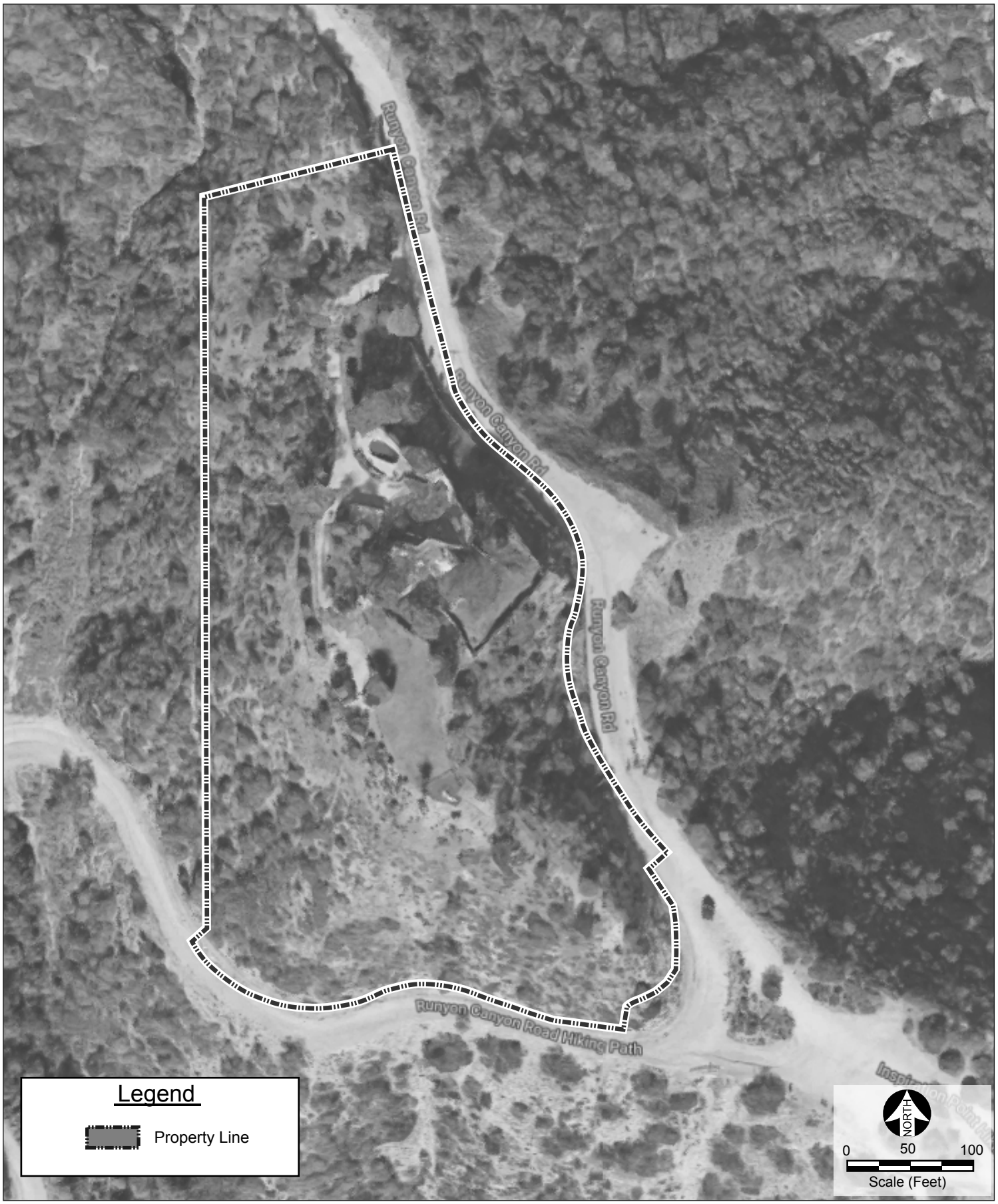


Figure 2
Aerial Map

Source: Google Maps., 2017.

3. Surrounding Land Uses

The Project Site is fully surrounded by Runyon Canyon Park, which is public park land managed by the City of Los Angeles Department of Parks and Recreation and zoned OS-IXL. The Project Site is accessed by Runyon Canyon Road, a private fire road that is closed to public motor vehicle access that runs roughly through the center of the park between the northern and southern entrances along Runyon Canyon itself. The road is also currently used as a hiking trail through the public park. The 160-acre park is open to the public seven days a week from dawn to dusk, with 90 acres dedicated as an off-leash dog park. Bordering the park in all directions are low density zoned residential uses with the exception of multi-family residential uses along a portion of the southern park border near the Fuller Avenue park entrance

C. Project Description

1. Project Overview

The Project proposes the construction of a multi-level, single-family residential structure along the western side of a previously modified prominent ridge on the Project Site. The proposed building would include a basement, first floor area, and second floor area totaling roughly 11,284 square feet in size. There would also be an attached four-car garage. The existing historical structure would remain intact and is located on the opposing eastern facing side of the modified prominent ridge (see Figure 3, Proposed Site Plan). As part of the Project, the owner is proposing to maintain the existing residence on-site (i.e., the Headley/Handley House), with no physical changes, and is therefore requesting a variance to preserve the second home on the Project Site. No physical changes would be made to that structure as part of the Project. The new primary residence would become the primary building on the Project Site and the historic residence would act as an Accessory Dwelling Unit for the owner.

2. Building Design

The Project has been designed to be built into the hillside and the new home itself would sit below the ridgeline on the western slope of the property, and would be completely hidden from Mulholland Drive. The Project includes grass roofs and has been designed to prevent excess light and glare through specific window and glazing design.

3. Access

Vehicular access to the Proposed Project would be provided via an existing driveway along North Runyon Canyon Road, which is accessed from Mulholland Drive. Emergency access is also available to the ridge via the hiking trail, which has been recently paved.

4. Sustainability Features

The Project would comply with the mandatory requirements of the Los Angeles Green Building Code (LAGBC), which is updated every three years and currently based on the 2016 California Green Building Standards Code (CalGreen).[1],[2] As stated above, the Project would also include green roofs that are planted with grass.

D. CEQA Guidelines Appendix F

In accordance with CEQA Guidelines Appendix F, the EIR will provide further information as to energy conservation, energy implications, and the energy-consuming equipment and processes that would be used during Project construction and operation. Design features of the Project, energy supplies that would serve the Project, and total estimated daily vehicle trips that would be generated by the Project will also be analyzed. In addition, while development of the Project would not be anticipated to cause the wasteful, inefficient, and unnecessary consumption of energy and would be consistent with the intent of Appendix F of the CEQA Guidelines, further analysis of the Project's consistency with Appendix F will also be provided in the EIR.

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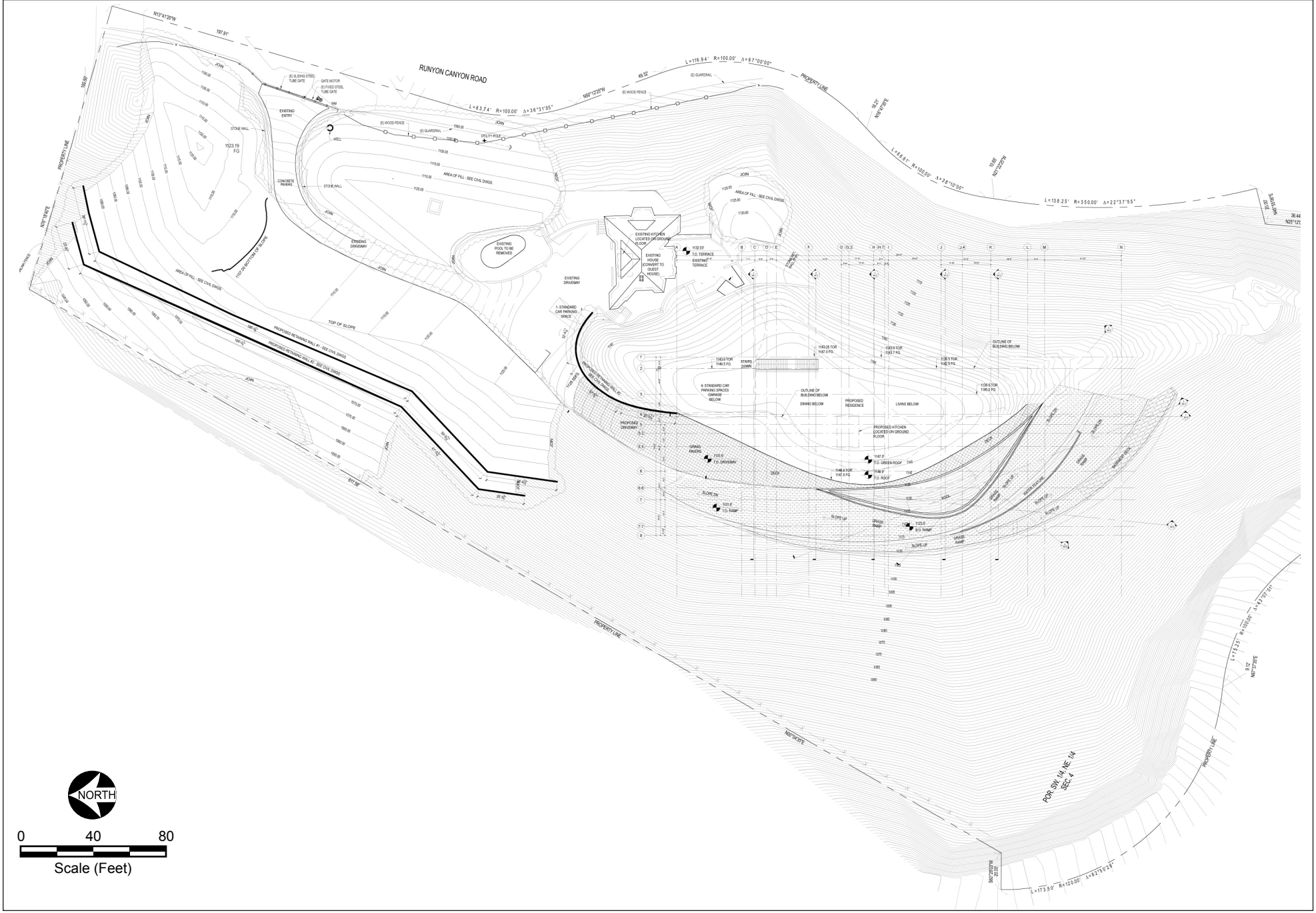
1 *The owner of the site wishes to preserve the historic residence as an Accessory Dwelling Unit under the LAMC. However, in order to do so, he would be required to remove the kitchen in that residence. In lieu of any physical change to the historic residence, he has instead proposed a variance to permit the kitchen to remain while continuing to use the historic residence as an Accessory Dwelling Unit.*

2 *Los Angeles Department of Building and Safety: http://ladbs.org/LADBSWeb/green-bldg.jsf*



Source: Ameen Ayoub Design Studio LLC, 2017.

Figure 3
Proposed Site Plan

E. Project Construction and Scheduling

The estimated construction schedule is shown in Table 1. It is estimated that up to 14,008 cubic yards of cut and fill balanced on-site.

Table 1
Estimated Construction Schedule[a]

Phase	Duration
Site Preparation	3 weeks
Grading/Excavation	1 month
Building Construction	1 year
Architectural Coatings	3 months
Paving/Landscaping	1 month

[a] - Construction schedule, including start, end, and duration dates are estimates only.

F.Requested Permits and Approvals

The City of Los Angeles has the principal responsibility for approving the Project. Approvals required for development of the Project may include, but not be limited to, the following:

- Pursuant to LAMC Section 11.5.7-F, a Specific Plan Exception (SPE) to allow construction of a new Single-Family Dwelling to be located within 50 feet of a prominent ridge as specified in the Mulholland Scenic Parkway Specific Plan;
- Pursuant to LAMC Section 11.5.7, Mulholland Specific Plan Project Permit Compliance (SPP) for the Mulholland Scenic Parkway Specific Plan (MSP);
- Pursuant to LAMC Section 12.27-D, a Zone Variance (ZV) to allow a second kitchen (in existing historical residence) to remain;
- Pursuant to LAMC Section 12.24-X,26, a Zoning Administrator Determination (ZAD) to allow three (3) retaining walls instead of two (2) retaining walls of up to ten (10) feet;
- Pursuant to LAMC Section 12.24-X,28, a Zoning Administrator Determination (ZAD) to allow 28,012 cubic yards of grading (14,008 c.y. of fill to be relocated on-site with no net export) so no haul route is required;
- Certification of an Environmental Impact Report;
- Haul route approval, if required; and

- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

INITIAL STUDY

Environmental Checklist

I. Aesthetics

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

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

A significant impact would occur if a project were to introduce incompatible scenic elements within a field of view containing a scenic vista or substantially block views of a scenic vista. As described in the City of Los Angeles CEQA Thresholds Guide, panoramic views or vistas provide visual access to a large geographic area, for which the field of view can be wide and extend into the distance. Panoramic views are usually associated with vantage points looking out over a section of urban or natural area, which provide a geographical orientation not commonly available. Examples of panoramic views might include an urban skyline, valley, mountain range, the ocean, or other water bodies.

The nearest area considered to be a scenic vista is Mulholland Drive, which has been designated a City of Los Angeles scenic highway and is subject to design review guidelines for single-family residences and other development pursuant to the MSPSP. The MSPSP

has designated 14 major vista points (MVPs) along Mulholland Drive that are maintained by the Bureau of Street Maintenance of the City of Los Angeles Department of Public Works. Additionally, as the Inner Corridor of the MSPSP area is designated as part of the Santa Monica Mountains National Recreation Area, the Santa Monica Mountains Conservancy has designated 13 scenic overlooks along Mulholland Drive. The nearest MVP (also the nearest Overlook) is the Hollywood Bowl MVP and Overlook, which is located approximately 0.3 miles east of the Project Site. Therefore, based on the Project's location, this issue will be further analyzed in an EIR.

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

While the Project sits is not located within a State-designated scenic highway, the Project Site is located within the Outer Corridor of the MSPSP area and approximately 0.5 mile south of Mulholland Drive, which has been designated by the City of Los Angeles as a scenic highway of importance to the region. In addition, the Project proposes extensive grading along a prominent ridge designated by the MSPSP, as well as the removal of Non-Protected Significant Trees, as stated in the Protected Tree Report included in Appendix B. Therefore, this issue will be further analyzed in an EIR.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

A significant impact may occur if a project introduces incompatible visual elements on the Project Site or visual elements that would be incompatible with the character of the area surrounding the area. The Project Site is a mostly undeveloped, irregular-shaped, hillside property exhibiting slopes from 20 to 50 percent. Further, the Project Site is surrounded by properties designated for low-density residential development in all directions, and is adjacent to a private driveway that currently serves other homes and would also serve the Project Site and another vacant lot. However, while the proposed land uses would be consistent with existing land uses in the immediate area, the Project would modify the existing visual character of the Project Site. Therefore, this issue will be further analyzed in an EIR.

Shade/Shadow

The analysis of the Proposed Project's potential shade/shadow impacts focuses on changes in shading conditions for those off-site uses and activities that are dependent on access to natural light. Off-site uses and activities that meet this criterion include routinely used outdoor spaces associated with residential, recreational, or institutional uses (pre-schools, schools, nursing homes); or commercial uses such as pedestrian-oriented outdoor spaces or restaurants with outdoor eating areas; and existing solar collectors. The Project would construct a new three-story (two stories above a basement) residential structure that would be built into the existing hillside. The City of Los Angeles requires a shade/shadow evaluation for any new building over 60 feet in height. As the maximum height of the Project is less than 60 feet, a shade/shadow analysis is not required. Nevertheless, there are none of the shadow sensitive uses mentioned above near the Project Site. Even though there are less than significant shade/shadow effects, the Project's potential effects on the other visual character factors will be further analyzed in an EIR.

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

A significant impact may occur if a project were to introduce new sources of light or glare on or from the Project Site which would be incompatible with the area surrounding the Project Site, or which pose a safety hazard to motorists utilizing adjacent streets or freeways. The Project Site and surrounding area contain sources of nighttime lighting, including streetlights, security lighting, indoor building illumination (light emanating from the interior of structures that passes through windows), and infrequent automobile headlights along North Runyon Canyon Road.

Light

At nighttime, the surrounding area is mildly illuminated by freestanding streetlights and lighting from the surrounding residential uses. Vehicle headlights, although infrequent, from traffic on local surface streets also contribute to overall ambient lighting levels. Outside lighting on the Project Site currently consists of light fixtures on the sides of the existing historic building. The Project has been designed to be built into the hillside with 5- to 10-foot roof overhangs over the windows and patios of the proposed home. The windows of the home shall be low E-glass and set deep into and under the roof overhangs. Low E-glass windows reduce the overall emissivity of the window, thereby reducing the re-radiated

light emitted from the window. Exterior patio lights would be placed only for walking accessibility and shall be downward facing and shielded and would not shine into the park or upwards towards the sky. All light would be directed inward, where possible. The light inside the home would be reduced at night due to the glazing being recessed into the building. Also, there would be no light sensitive areas adjacent to the Project Site. Overall, exterior lighting would be minimized, and interior lighting would be designed to be compatible with the surrounding area and, therefore, impacts would be less than significant.

Glare

Urban glare is largely a daytime phenomenon occurring when sunlight is reflected off the surfaces of buildings or objects. Excessive glare not only restricts visibility, but also increases the ambient heat reflectivity in a given area. Potential reflective surfaces in the Project vicinity include automobiles traveling and parked on streets in the vicinity of the Project Site, exterior building windows (portions of the façade are proposed to be anti-glare glass), and surfaces of brightly painted buildings in the Project vicinity. Glare from building facades include those that are largely or entirely comprised of highly reflective glass or mirror-like material from which the sun reflects at a low angle in the periods following sunrise and prior to sunset. However, the Project would not substantially increase ambient glare in the vicinity. An overall architectural design of the Project with low reflective façade materials used on the exterior of the home would ensure that the Project does not create glare. Therefore, the Project would not interfere with the safe operation of motor vehicles. The Project would not result in a new source of substantial glare and impacts would be less than significant.

II. Agriculture and Forestry Resources

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. 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.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
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?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

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?

The Project Site is not included in the Prime Farmland, Unique Farmland, or Farmland of Statewide Importance category.[1] The Project Site does not currently contain any agricultural uses, and thus, would not result in the conversion of land zoned for agricultural use to non-agricultural use. Therefore, no impact with respect to land zoned for agricultural use or under a Williamson Act Contract would occur.

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

The Project Site does not contain any State-designated agricultural lands. Thus, the Project Site is not subject to a Williamson Act Contract. Further, the Project would not result in the conversion of land under a Williamson Act Contract from agricultural use to non-agricultural use. Therefore, no impact with respect to land zoned for agricultural use or under a Williamson Act Contract would occur.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

The Project Site does not contain any forest land, timberland, or timberland zoned Timberland Production, as it is zoned RE for Residential Estate. Therefore, no impact with respect to land zoned for forest or timber land would occur.

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

The Project Site does not contain any forest land, and thus would not result in the loss or conversion of forest land to non-forest use. Therefore, no impact to the loss of forest land or conversion of forest land to non-forest uses would occur.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Neither the Project Site nor surrounding parcels are zoned for farmland, forest land or timberland, as most of the area surrounding the Project Site is residentially zoned land.

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1 *State of California Department of Conservation, Farmland Mapping and Monitoring Program, Los Angeles County Important Farmland 2010, Map, website: ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2010/los10.pdf, accessed February 2017.*

Runyon Canyon Park, which also surrounds the Project Site, is an urban park zoned OS (Open Space) and not zoned for forest land or timberland.

Since neither the Project Site nor surrounding parcels are utilized for agricultural uses or forest land, no impacts related to the conversion of farmland to a non-agricultural use, or conversion of forest land to a non-forest use, would occur as a result of the Proposed Project, and there would be no impact.

III. Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e. Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

a) Conflict with or obstruct implementation of the Air Quality Management Plan or Congestion Management Plan?

A significant impact may occur if a project is not consistent with the applicable Air Quality Management Plan (AQMP) or would in some way represent a substantial hindrance to employing the policies or obtaining the goals of that plan. The Project Site is located within the 6,600 square-mile South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is required, pursuant to the Clean Air Act, to reduce emissions of criteria pollutants for which the Basin is in non-attainment (i.e., ozone [1-hour and 8-hour standards], PM10, and PM2.5). As such, the Project would be subject to the SCAQMD's AQMP. The AQMP contains a comprehensive list of pollution control strategies directed at reducing emissions and achieving ambient air quality standards. These strategies are developed, in part, based on regional population, housing, and employment projections prepared by the Southern California Association of Governments (SCAG).

Existing Emissions

The Project Site includes a 2,018 square-foot single-family historical residence. As shown in Table 2, the residence produces negligible emissions of criteria pollutants on a daily basis.

Table 2
Estimated Daily Operations Emissions, Existing Use

	Pounds per Day					
Emission Source	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Area Sources	<1	<1	1	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	1	<1	<1	<1	<1
Net Regional Total	**<1**	**<1**	**1**	**<1**	**<1**	**<1**

Source: DKA Planning 2017 based on CalEEMod 2016.3.1 model runs. Modeling included as Appendix A to this Initial Study.

Sensitive Receptors

Some land uses are considered more sensitive to changes in air quality than others, depending on the population groups and the activities involved. CARB has identified the following typical groups who are most likely to be affected by air pollution: children under 14; the elderly over 65 years of age; athletes; and people with cardiovascular and chronic respiratory diseases. According to the SCAQMD, sensitive receptors include residences,

schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes.

There are several existing or reasonably foreseeable sensitive receptors near the Project Site, including:

- Single-family residences on Larmar Road; as close as 700 feet northeast of the Project Site.
- Single-family residences on Chelan Drive; as close as 700 feet east of the Project Site.

As such, further analysis will be conducted in an EIR to determine if the Project would conflict with the AQMP.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

A project would result in a significant air quality impact if project-related emissions exceed federal, state or regional standards or thresholds, or if project-related emissions would substantially contribute to an existing or projected air quality violation.

Construction Phase Air Quality Impacts on Regional Air Quality

Construction-related emissions were estimated using the South Coast Air Quality Management District's (SCAQMD's) CalEEMod 2016.3.1 model using the assumed construction schedule of approximately 18 months. Table 1 (in Attachment A) summarizes the proposed construction schedule that was modeled for air quality impacts.

As shown in Table 3, below, the construction of the Proposed Project would produce VOC, NOX, CO, SO_X, PM_{10} and $PM_{2.5}$ emissions that do not exceed the SCAQMD's regional thresholds. As a result, construction of the Proposed Project would not contribute substantially to an existing violation of air quality standards for regional pollutants (e.g., ozone), and impacts would be less than significant.

Table 3 Estimated Daily Construction Emissions - Unmitigated						
	Pounds Per Day					
Construction Phase	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
2018	5	52	25	<1	21	13
2019	4	23	18	<1	1	1
Maximum Regional Total	5	52	25	<1	21	13
Regional Significance Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Exceed Threshold?	No	No	No	No	No	No
Maximum Localized Total	5	52	23	<1	21	13
Localized Significance Threshold	**--**	**126**	**3,016**	**--**	**80**	**28**
Exceed Threshold?	N/A	No	No	N/A	No	No
Source: DKA Planning, 2017 based on CalEEMod 2016.3.1 model runs. LST analyses based on 2-acre site with 200-meter distances to receptors in Central LA source receptor area. Modeling included as Appendix A to this Initial Study.						

In terms of local air quality, the Proposed Project would produce emissions that do not exceed the SCAQMD's recommended localized standards of significance for NO_2, CO, PM_{10}, and $PM_{2.5}$ during the construction phase. This analysis assumes compliance with SCAQMD Rule 403, which addresses fugitive dust emissions, and Rule 1113, which governs the VOC content of architectural coatings. As shown in Table 3, construction of the Proposed Project is not expected to produce any local violation of air quality standards or contribute substantially to an existing or projected air quality violation, and impacts would be less than significant.

Operation Phase Air Quality Impacts

The Project would also produce long-term air quality impacts to the region primarily from motor vehicles that access the Project Site. It is assumed that the existing house would not generate any additional traffic and emissions once the new home is built. Operational emissions would not exceed SCAQMD's regional significance thresholds for VOC, NO_X, CO, PM_{10} and $PM_{2.5}$ emissions (Table 4). As a result, the Project's operational impacts on regional air quality are considered less than significant.

With regard to localized air quality impacts, the Proposed Project would emit minimal emissions of NO_2, CO, PM_{10}, and $PM_{2.5}$ from area and energy sources on-site. As shown in Table 4, these localized emissions would not approach the SCAQMD's localized significance thresholds that signal when there could be human health impacts at nearby sensitive receptors during long-term operations. The Project's operational impacts on localized air quality are considered less than significant.

Table 4
Estimated Daily Operations Emissions - Unmitigated

	Pounds per Day					
Emission Source	**VOC**	**NO_X**	**CO**	**SO_X**	**PM_{10}**	**$PM_{2.5}$**
Area Sources	1	<1	1	<1	<1	<1
Energy Sources	<1	<1	<1	<1	<1	<1
Mobile Sources	<1	<1	<1	<1	<1	<1
Net Regional Total	**1**	**<1**	**1**	**<1**	**<1**	**<1**
Regional Significance Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Exceed Threshold?	No	No	No	No	No	No
Net Localized Total	**4**	**<1**	**8**	**<1**	**<1**	**<1**
Localized Significance Threshold	**-**	**80**	**498**	**-**	**20**	**7**
Exceed Threshold?	N/A	No	No	N/A	No	No

Source: DKA Planning 2017 based on CalEEMod 2016.3.1 model runs. Modeling included as Appendix A to this Initial Study.

The long-term operation of the Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation for regional and localized air quality.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, PM10, and PM2.5) under an applicable federal or state ambient air quality standard?

Construction Phase Air Quality Impacts

A project's construction impacts could be considered cumulative considerable if it substantially contributes to cumulative air quality violations when considering other projects that may undertake concurrent construction activities.

Construction of the Proposed Project would not contribute significantly to cumulative emissions of any non-attainment regional pollutants. For regional ozone precursors, the

Project would not exceed SCAQMD mass emission thresholds for ozone precursors during construction. Similarly, regional emissions of PM_{10} and $PM_{2.5}$ would not exceed mass thresholds established by the SCAQMD. Therefore, construction emissions impacts on regional criteria pollutant emissions would be considered less than significant.

When considering local impacts, cumulative construction emissions are considered when projects are within close proximity of each other that could result in larger impacts on local sensitive receptors. Construction of the Project itself would not produce cumulative considerable emissions of localized nonattainment pollutants PM_{10} and $PM_{2.5}$, as the anticipated emissions would not exceed LST thresholds set by the SCAQMD. This is considered a less than significant impact.

Thus, construction of the Proposed Project would not have any considerable contribution to cumulative impacts on pollutant concentrations at nearby receptors.

Operation Phase Air Quality Impacts

As for cumulative operational impacts, the proposed land use will not produce cumulatively considerable emissions of nonattainment pollutants at the regional or local level. Because the Project's air quality impacts would not exceed the SCAQMD's operational thresholds of significance as noted in Table 4, above, the Project's impacts on cumulative emissions of non-attainment pollutants is considered less than significant. The Project is a residential development that would not include major sources of combustion or fugitive dust. As a result, its localized emissions of PM_{10} and $PM_{2.5}$ would be minimal.

Overall, long-term operation of the Project would not result in a cumulatively considerable net increase of any non-attainment criteria pollutant, and impacts for construction and operation would be less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

A significant impact may occur if a project were to generate pollutant concentrations to a degree that would significantly affect sensitive receptors. Land uses that are considered more sensitive to air pollution than others include hospitals, schools, residences, playgrounds, childcare centers, athletic facilities, and retirement homes.[2]

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2 *South Coast Air Quality Management District, CEQA Air Quality Handbook, Figure 5-1, April 1993.*

Construction Phase Air Quality Impacts on Sensitive Receptors

Construction of the Proposed Project could produce air emissions that impact several existing sensitive receptors near the Project Site, including:

- Single-family residences on Larmar Road; as close as 700 feet northeast of the Project Site.
- Single-family residences on Chelan Drive; as close as 700 feet east of the Project Site.

As illustrated in Table 3, above, these nearby receptors would not be exposed to substantial concentrations of localized pollutants PM_{10} and $PM_{2.5}$ from construction of the Project. Specifically, construction activities would not exceed SCAQMD LST thresholds for PM_{10} and $PM_{2.5}$ and represent a less than significant impact. LST thresholds represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable ambient air quality standard.

In addition, as discussed previously, all fill would be balanced on-site throughout all areas of the Project Site. It is possible that truck trips associated with Project construction would occur on roads that are sometimes unpaved (i.e., Runyon Canyon Road) and could elevate fugitive dust emissions from the entrainment of fugitive dust of rubber tires on unpaved road surfaces or any fugitive emissions from the haul trucks. However, the Project's compliance with SCAQMD's Rule 403 will ensure that restrictions will reduce entrained dust emissions on unpaved roads and would require use of tarps or other enclosures on haul trucks.

Construction of the Proposed Project would not have any significant impacts on pollutant concentrations at nearby receptors.

Operation Phase Air Quality Impacts on Sensitive Receptors

As shown in Table 4, above, the Proposed Project would generate long-term emissions on-site from area and energy sources that would generate negligible pollutant concentrations of CO, NO_2, $PM_{2.5}$, or PM_{10} at nearby sensitive receptors. As discussed below under "Transportation/Traffic," the Project is estimated to generate a negligible amount of daily and peak hour trips as there is currently a single-family residence on the Project Site, and the occupants of this residence would move in to the new (proposed) single-family residence,

with the existing residence reclassified as a “guest house.” Therefore, traffic from the Project would not result in exceedances of CO air quality standards at roadways in the area.

Finally, the Project would not result in any substantial emissions of TACs during the construction or operations phase. During the construction phase, the primary air quality impacts would be associated with the combustion of diesel fuels, which produce exhaust-related particulate matter that is considered a toxic air contaminant by CARB based on chronic exposure to these emissions.[3] However, construction activities would not produce chronic, long-term exposure to diesel particulate matter. During long-term project operations, the Project does not include typical sources of acutely and chronically hazardous TACs such as industrial manufacturing processes and automotive repair facilities. As a result, the Project would not create substantial concentrations of TACs. In addition, the Project would not generate a substantial number of truck trips. Based on the limited activity of TAC sources, impacts would be less than significant.

Long-term operation of the Proposed Project would not have any significant impacts from substantial pollutant concentrations to nearby sensitive receptors.

e) Create objectionable odors affecting a substantial number of people?

A significant impact would only occur if the project would generate substantial odors. The SCAQMD’s *CEQA Air Quality Handbook* identifies those land uses that are associated with odor complaints, which typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding.

The Proposed Project would add a new residential structure to the area but would not result in activities that create objectionable odors. It would not include any land uses typically associated with unpleasant odors and local nuisances (e.g., rendering facilities, dry cleaners). SCAQMD regulations that govern nuisances (i.e., Rule 402, Nuisances) would regulate any occasional odors associated with on-site uses. As a result, any odor impacts from the Project would be considered less than significant.

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3 *California Office of Environmental Health Hazard Assessment. Health Effects of Diesel Exhaust. www. http://oehha.ca.gov/public_info/facts/dieselfacts.html*

IV. Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☒	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

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?

A significant impact would occur if a project would remove or modify habitat for any species identified or designated as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the state or federal regulatory agencies cited

above. The Project Site does not possess any areas of significant biological resource value.[4] No hydrological features are present on the Site and there are no sensitive habitats present. Due to the lack of biotic resources, no candidate, sensitive, or special status species identified in local plans, policies, regulations, by the California Department of Fish and Wildlife (CDFW), the California Native Plant Society (CNPS), or the U.S. Fish and Wildlife Service (USFWS) would be expected to occur on the Site.[5] Therefore, a less than significant impact would occur as a result of the Project.

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?

A significant impact would occur if riparian habitat or any other sensitive natural community identified locally, regionally, or by the state and federal regulatory agencies cited would be adversely modified by a project. There are no riparian areas located on or adjacent to the Project Site.[6] Therefore, no impact would occur.

c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

A significant impact would occur if federally protected wetlands, as defined by Section 404 of the Clean Water Act, would be modified or removed by a project. Review of the National Wetlands Inventory identified no wetlands or water features on the Project Site.[7] Therefore, no impact would occur.

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?

A significant impact would occur if a project would interfere or remove access to a migratory wildlife corridor or impede the use of native wildlife nursery sites. While the Project Site is located within the borders of a largely-natural state City Park (Runyon Canyon Park), the Project Site is developed with an existing building and currently does not interfere

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4 *Los Angeles County Department of Regional Planning, Significant Ecological Areas, Regional Habitat Linkages and Wildlife Corridor Map: http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-2_Regional_Wildlife_Linkages.pdf, accessed March 8, 2017.*

5 *Ibid.*

6 *NavigateLA, Water, Lakes, and Streams layer: http://navigatela.lacity.org/navigatela/, February 2017.*

7 *U.S. Fish & Wildlife Service, National Wetlands Inventory: http://www.fws.gov/wetlands/data/mapper.HTML*

substantially with the movement of any native resident or migratory birds. Even after the Project is built, no impact to movements of a native resident or migratory bird would occur. Also, no bodies of water exist on the Site to provide habitat for fish. It is not anticipated that Project implementation would either interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors nor is it expected that the Project would impede the use of native wildlife nursery sites. However, due to the location of the Project Site, this issue will be analyzed further in an EIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?

A significant adverse impact would occur if a project were inconsistent with local regulations pertaining to biological resources. Local ordinances protecting biological resources are limited to the City of Los Angeles Protected Tree Ordinance, as modified by Ordinance 177404. The amended Protected Tree Ordinance provides guidelines for the preservation of all Oak trees indigenous to California (excluding the Scrub Oak or *Quercus dumosa*) as well as the following tree species: Southern California Black Walnut (*Juglans californica var. californica*); Western Sycamore (*Platanus racemosa*); and California Bay (*Umbellularia californica*).[8]

According to the Protected Tree Report prepared for the Project by The Tree Resource (2016), included in Appendix B to this Initial Study, there are no native protected tree species on-site. However, there are a total of ninety-six (96) Non-Protected Significant trees on the Site and seventeen (17) Non-Protected Significant trees are recommended for removal. These trees are in close proximity of the proposed construction and will not tolerate the encroachment. Thus, the Project would remove the existing non-native trees on the Project Site and would provide replacement trees. As there are no protected trees on the Project Site, no impact would occur.

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 significant impact would occur if a project would conflict with policies in any draft or adopted conservation plan. The Project Site is not located in or adjacent to an existing or

8 City of Los Angeles, Ordinance 177404, approved March 13, 2006 and effective April 23, 2006.

proposed Significant Ecological Area.[9] Additionally, there is no adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan that applies to the Project Site.[10] The Project would not conflict with any habitat conservation plans. Therefore, no impact would occur.

V. Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☒	☐	☐	☐
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d. Disturb any human remains, including those interred outsides of dedicated cemeteries?	☐	☐	☒	☐

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

Section 15064.5 of the State CEQA Guidelines defines an historical resources as: 1) a resource listed in or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources; 2) a resource listed in a local register of historical resources or identified as significant in an historical resource survey meeting certain state guidelines; or 3) an object, building, structure, site, area, place, record or manuscript which a lead agency determines to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or

9 *Los Angeles County Department of Regional Planning, Significant Ecological Areas, Significant Ecological Areas and Coastal Resource Areas Policy Map, http://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-3_significant_ecological_areas.pdf, accessed March 9, 2017.*

10 *California Department of Fish and Wildlife, California Regional Conservation Plans Map, website: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, accessed March 22, 2018.*

cultural annals of California, provided that the lead agency's determination is supported by substantial evidence in light of the whole record. A project-related significant adverse effect would occur if the proposed project were to adversely affect a historical resource meeting one of the above definitions.

Since the Project would be constructed on a site that contains a historical resource (i.e., The Headley/Handley House), as described in Section I., Project Description, the Project has the potential to impact the historical resource. Projects that may affect historical resources are considered mitigated to a level of less than significant if they comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards). Projects with no other potential impacts qualify for a Class 31 exemption under CEQA if they meet the *Secretary's Standards for Rehabilitation*. The *Secretary's Standards* were issued by the National Park Service, but are also used by state and local jurisdictions throughout the country, including the City of Los Angeles, to determine the appropriateness of alterations to historical resources, especially those that are designated HCMs.

Per the Historical Resources Report, prepared by GPA Consulting (2016), included in Appendix C to this Initial Study, the Project Site contains one single-family residence known as the Headley/Handley House. The Headley/Handley House was designated a Los Angeles Historic-Cultural Monument (HCM) #563 on July 14, 1992; therefore, the Headley/Handley House is a "historical resource" pursuant to CEQA and subject to the provisions of the City of Los Angeles Historic Preservation Ordinance. The Project does not propose any physical modifications to the Headley/Handley House. However, as part of the Project, the owner of the Project Site is applying to have the existing historic residence reclassified as a "guest house."

The test for determining whether or not a project will have a significant impact on an identified historical resource is whether or not the project will alter, in an adverse manner, the physical integrity of the historical resource such that it would no longer be eligible for listing in the National or California Registers or other landmark programs such as the list of Los Angeles Historic-Cultural Monuments. Integrity is the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the project site's period of significance. Historic integrity is the composite of seven qualities: location, design, setting, materials, workmanship, feeling, and association. To determine the effect of a proposed project on the integrity of historical resources, the analysis reviews the Project

for consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (Standards). This will be discussed and analyzed further in an EIR.

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

Section 15064.5 of the State CEQA Guidelines defines significant archaeological resources as resources which met the criteria for historical resources, as discussed above, or resources which constitute unique archaeological resources. A project-related significant adverse effect could occur if the Project were to affect archaeological resources which fall under either of these categories. The Project Site is located in an urbanized area of the Hollywood Community Plan Area of the City of Los Angeles, and a portion of the Project Site has been disturbed by past development activities. However, the Project includes subgrade preparation and excavation for the single-family structure. Thus, the potential exists for the inadvertent discovery of unknown archaeological and/or paleontological resources. A cultural resources study will be conducted as part of the Draft EIR to determine whether the Project would cause a substantial adverse change to archaeological resources. These potential impacts will be analyzed further in an EIR.

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

A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb paleontological resources or geologic features which presently exist within the Project Site. The Project Site is located in the Hollywood Community Plan Area of the City of Los Angeles, and as described above, the Project Site has been previously graded and is currently developed with a single-family residential structure. Although no paleontological resources are known to exist on-site, there is a possibility that paleontological resources exist at sub-surface levels on the Project Site and may be uncovered during subgrade excavation for the parking garage. A cultural resources study will be conducted as part of the Draft EIR to determine whether the Project site has potential to contain paleontological resources. These potential impacts will be analyzed further in an EIR.

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

A project-related significant adverse effect could occur if grading or excavation activities associated with the Project would disturb previously interred human remains. The Project

Site is developed with an existing building. The likelihood of encountering human remains on the Project Site is minimal since the Site has been disturbed previously with development of the existing structures. However, during the construction phase and excavation of the subterranean parking levels, there is a possibility that human remains could be encountered, and if proper care is not taken during construction, damage to or destruction of these unknown remains could occur.

Under California Health and Safety Code Section 7050.5 and Native American Heritage Commission (NAHC) regulations (Public Resource Code Section 5097), development projects that involve excavations are required to implement the following measure:

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

    - Stop excavation immediately in the vicinity of the remains and contact the County Coroner at:

        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)

    - 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;

    - The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendent of the deceased Native American;

    - Project development activities may resume once copies of the paleontological survey, study or report are submitted to the Los Angeles County Natural History Museum.

    - 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;

- If the most likely descendent does not make recommendations within 48 hours, the Applicant shall reinter the remains in an area of the property secure from further disturbance, or;

- If the Applicant does not accept the most likely descendant's recommendations, the owner or the descendent may request mediation by the Native American Heritage Commission.

Through compliance with these requirements, potential Project impacts related to the disturbance of unknown human remains would be less than significant. However, since the Project is subject to AB52, further analysis of potential effects of human remains will be included in the EIR.

VI. GEOLOGY AND SOILS

In 2015, the California Supreme Court in California Building Industry Association v. Bay Area Air Quality Management District (CBIA v. BAAQMD), held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the project would have a significant impact related to geology and soils if it would result in any of the following impacts.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Expose people or structures to 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, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☐	☐	☐	☒
iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☒	☐	☐	☐
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐

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, caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property caused in whole or in part by the project's exacerbation of the existing environmental conditions?	☒	☐	☐	☐
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?	☒	☐	☐	☐

a) Expose people or structures to 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, caused in whole or in part by the project's exacerbation of the existing environmental conditions? Refer to Division of Mines and Geology Special Publication 42.

Fault rupture is defined as the surface displacement that occurs along the surface of a fault during an earthquake. Based on criteria established by the California Geological Survey (CGS), faults can be classified as active, potentially active, or inactive. Active faults may be designated as Earthquake Fault Zones under the Alquist-Priolo Earthquake Fault Zoning Act, which includes standards regulating development adjacent to active faults. In addition, the City of Los Angeles designates Fault Rupture Study Zones on each side of active and potentially active faults to establish areas of hazard potential.

A significant impact would occur if the Proposed Project would exacerbate existing environmental conditions by bringing people or structures into areas potentially susceptible to substantial adverse effects, including fault rupture. According to the California Department of Conservation Special Studies Zone Map[11], the Project Site is

[11] *California Department of Conservation, California Geological Survey Regulatory Maps: http://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=regulatorymaps*

not located within an Alquist-Priolo Special Studies Zone or Fault Rupture Study Area and is not located on a known fault. The Proposed Project would not expose people or structures to potential adverse effects resulting from the rupture of known earthquake faults, caused in whole or in part by the Project's exacerbation of existing environmental conditions. Therefore, no impacts would occur.

ii. Strong seismic ground shaking caused in whole or in part by the project's exacerbation of the existing environmental conditions?

A significant impact would occur if the Proposed Project would cause personal injury or death or resulted in property damage as a result of seismic ground shaking, caused in whole or in part by the Project's exacerbation of existing environmental conditions. As described above, the Project Site is located within the seismically active region of Southern California and would potentially be subject to strong ground motion if a moderate to strong earthquake occurs on a local or regional fault. The potentially significant impacts related to seismic ground shaking at the Project Site would not be exacerbated by the Project because the Project would not involve mining operations, deep excavation into the earth, or boring of large areas creating unstable seismic conditions that would exacerbate ground shaking. Furthermore, as discussed above, no active faults with the potential for surface fault rupture are known to pass directly beneath the Project Site. Therefore, no impacts related to strong seismic ground shaking would occur.

iii. Seismic-related ground failure, including liquefaction, caused in whole or in part by the project's exacerbation of the existing environmental conditions?

A significant impact may occur if a project site is located within a liquefaction zone. Liquefaction is the loss of soil strength or stiffness due to a buildup of pore-water pressure during severe ground shaking. This Site is not located in the California Department of Conservation's Seismic Hazard Zones Map, and the Project Site is not located within a liquefaction zone. Therefore, no impact related to the Project's exacerbation of existing environmental conditions that would cause seismic-related ground failure, including liquefaction, would occur.

iv. Landslides, caused in whole or in part by the project's exacerbation of the existing environmental conditions?

A significant impact would occur if the Project would exacerbate existing environmental conditions such as a site that would be located in a hillside area with unstable geological conditions or soil types that would be susceptible to failure when saturated. The Project Site is located on a hillside and the degree to which the Project may exacerbate existing environmental conditions that could trigger landslides to occur at the Project Site is unknown at this time. A geotechnical report is being prepared for the Project, and this issue will be addressed in an EIR.

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

A significant impact may occur if a project exposes large areas to the erosional effects of wind or water for a protracted period of time. The Project Site sits on the crest of a south-trending secondary ridge. The Project Site configuration consists of a level building pad on the east-central portion and descending slopes to the west, south, and east toward Runyon Canyon Road. Slopes as high as 340 vertical feet descend to the east and south, and as high as 175 vertical feet descend to the east and west. Physical relief within the property limits is approximately 160 feet. Therefore, a geotechnical report is being prepared for the Project, and the issue of erosion will be addressed in an EIR.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, caused in whole or in part by the project's exacerbation of the existing environmental conditions?

A significant impact may occur if a project exacerbates existing environmental conditions to cause, in whole or in part, landslides, lateral spreading, subsidence, liquefaction, or collapse of an unstable geologic unit. As explained in b), above, a geotechnical report is being prepared for the Project, and the issue of erosion will be addressed in an EIR.

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial risks to life or property caused in whole or in part by the project's exacerbation of the existing environmental conditions?

The degree to which soil is expansive at the Project Site is unknown at this time. Therefore, a geotechnical report is being prepared for the Project, and the issue will be addressed in an EIR.

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

A significant impact may occur if a project is located in an area not served by an existing sewer system. The Project proposes to provide its own sewer disposal system on-site and, therefore, this issue will be addressed in an EIR.

VII. Greenhouse Gas Emissions

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

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

Greenhouse gas ("GHG") emissions refer to a group of emissions that are believed to affect global climate conditions. These gases trap heat in the atmosphere and the major concern is that increases in GHG emissions are causing global climate change. Global climate change is a change in the average weather on the earth that can be measured by wind patterns, storms, precipitation, and temperature. Construction and operation of the Project would generate GHG emissions, which may significantly impact the environment either directly or indirectly. Therefore, impacts may be potentially significant and this potential impact will be evaluated in an EIR.

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

A significant impact would occur if a proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of GHGs. Construction and operation of the Project would generate GHG emissions, which may be inconsistent or in some way represent a substantial hindrance to employing the policies or

obtaining the goals of GHG-reduction plans. Therefore, impacts may be potentially significant and this potential impact will be evaluated in an EIR.

VIII. Hazards and Hazardous Materials

As discussed above, in 2015, the California Supreme Court in CBIA v. BAAQMD, held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of the project. The revised thresholds are intended to comply with this decision. Specifically, the decision held that an impact from the existing environment to the project, including future users and/or residents, is not an impact for purposes of CEQA. However, if the project, including future users and residents, exacerbates existing conditions that already exist, that impact must be assessed, including how it might affect future users and/or residents of the project. For example, if construction of the project on a hazardous waste site will cause the potential dispersion of hazardous waste in the environment, the EIR should assess the impacts of that dispersion to the environment, including to the project's residents. Thus, in accordance with Appendix G of the State CEQA Guidelines and the CBIA v. BAAQMD decision, the project would have a significant impact related to hazards and hazardous materials if it would result in any of the following impacts.

Would the project:	**Potentially Significant Impact**	**Less Than Significant with Mitigation Incorporated**	**Less Than Significant Impact**	**No Impact**
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment caused in whole or in part from the project's exacerbation of existing environmental conditions?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, caused in whole or in part from the project's exacerbation of existing environmental conditions?	☒	☐	☐	☐

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

An impact may occur if a project would involve the use or disposal of hazardous materials as part of its routine operations or would have the potential to generate toxic or otherwise hazardous emissions that could adversely affect sensitive receptors. The Project involves the construction of a single-family residential structure. Other than the typical cleaning solvents used for janitorial purposes and chemicals used for pool maintenance, no hazardous materials would be used, transported, or disposed of in conjunction with the routine day-to-day operations of the Project.

Construction could involve the use of potential hazardous materials, including vehicle fuels, oils, and transmission fluids. However, all potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. There is nothing unique or specific

about the Project or its location that would warrant any mitigation beyond general compliance. Thus, impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

A significant impact would occur if the Project created a significant hazard to the public or environment due to a reasonably foreseeable release of hazardous materials. The Project Site is not within a Methane Zone or Methane Buffer Zone identified by the City.[12] Further, the Division of Oil, Gas & Geothermal Resources Online Mapping System shows that the Project Site is not within an active or inactive oil field and there are no oil wells within vicinity of the Project Site.[13] Therefore there is a negligible risk of subsurface methane release.

Based in the age of the building on-site, there is a potential for asbestos-containing materials (ACMs) and lead-based paints (LBPs) at the Project Site. However, no demolition is proposed at the Project Site during construction of the Proposed Project, and therefore the risks associated with the accidental release of ACMs and LBP would be less-than-significant. In addition, as noted below in d), the Project Site is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.[14] Thus, operation of the Proposed Project would not create a significant risk of exposure to hazardous materials towards the public or the environment.

The Proposed Project would involve the construction of a new single-family residence, which would not involve the routine use, storage, transport, or disposal of notable quantities of hazardous materials. Project construction would not involve the use of hazardous materials in substantial amounts such that a measurable risk to on-site workers or off-site residents would result from temporary construction activities. Hazardous materials to be used in association with operation of the Project such as small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, and pool maintenance would be contained, stored, and used in accordance

[12] *City of Los Angeles Department of City Planning, ZIMAS, Parcel Profile Report, http://zimas.lacity.org/, accessed March 30, 2018.*

[13] *California Department of Conservation, Division of Oil, Gas & Geothernal Resources Well Finder: https://maps.conservation.ca.gov/doggr/wellfinder/#close, accessed March 30, 2018*.

[14] *California Department of Toxic Substances Control EnviroStor: http://www.envirostor.dtsc.ca.gov/?surl=r40r8, accessed March 30, 2018.*

with manufacturers' instructions and handled in compliance with applicable standards and regulations.

Based on the above, with compliance with regulatory requirements, the Project would not result in a significant hazard to the public or the environment through reasonably foreseeable upset or accident conditions involving the release of hazardous materials into the environment. Impacts would be less than significant, and no further evaluation of this topic in an EIR is required.

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

A significant adverse effect may occur if a Project Site is located within one-quarter mile of an existing or proposed school site and is projected to release toxic emissions which pose a health hazard beyond regulatory thresholds. The Project Site is not located within 0.25 mile of a school,[15] and therefore no impact would occur.

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, caused in whole or in part from the project's exacerbation of existing environmental conditions?

California Government Code Section 65962.5 requires various state agencies to compile lists of hazardous waste disposal facilities, unauthorized release from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on at least an annual basis. This question would apply only if the Project Site is included on any of the above referred to lists and, therefore, would pose an environmental hazard to surrounding sensitive uses.

In meeting the provisions in Government Code Section 65962.5, commonly referred to as the "Cortese List," database resources that provide information regarding identified facilities or sites include EnviroStor, GeoTracker, and other lists compiled by the California Environmental Protection Agency have been reviewed.

15 *NavigateLA, Schools Layer: http://navigatela.lacity.org/navigatela/*

The Project Site has not been identified as a solid waste disposal site having hazardous waste levels outside of the Waste Management Unit.[16]

Also, the Project Site is not subject to corrective action pursuant to the Health and Safety Code, as it has not been identified as a hazardous waste facility.[17] Therefore, the Project would not exacerbate existing environmental conditions (i.e., be located on a Cortese site list) and would not create a significant hazard.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

A significant impact may occur if a project is located within two miles of a public airport and subject to a safety hazard. The Project Site is not located in the vicinity of a public airport. Therefore, no impact would occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The Project Site is not located in the vicinity of a private airstrip. Therefore, no impact would occur.

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

The Project's design would not modify the existing emergency access to the Project Site and adjacent uses. However, given the access to the Project Site could pose a challenge for the LAFD, this issue will be analyzed further in an EIR.

h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including, where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands, caused in whole or in part from the project's exacerbation of existing environmental conditions?

A significant impact may occur if a project is located in proximity to wildland areas and poses a potential fire hazard, which could affect persons or structures in the area in the event of a

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16 *State of California Environmental Protection Agency, Cortese List Data Resources, Sites Identified with Waste Constituents Above Hazardous Waste Levels Outside the Waste Management Unit, website: http://www.calepa.ca.gov/SiteCleanup/CorteseList/CurrentList.pdf, accessed February 2017.*

17 *State of California Environmental Protection Agency, Cortese List Data Resources, Cortese List: Section 65962.5(a), website: http://www.calepa.ca.gov/SiteCleanup/CorteseList/SectionA.htm#Facilities, accessed February 2017.*

fire. The Project Site is located in a Very High Fire Hazard Severity Zone.[18] Also, the Project Site is located within a designated Fire Buffer Zone or Mountain Fire District in the 1996 City of Los Angeles Safety Element.[19] Therefore, this issue will be analyzed further in an EIR.

18 *City of Los Angeles, ZIMAS Parcel Profile Report, website: http://zimas.lacity.org.*

19 *City of Los Angeles, Safety Element of the General Plan, Selected Wildfire Hazard Areas, Exhibit D.*

IX. Hydrology and Water Quality

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☒	☐	☐	☐
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f. Otherwise substantially degrade water quality?	☐	☐	☒	☐
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j. Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements?

A significant impact may occur if a project discharges water which does not meet the quality standards of agencies that regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB). These regulations include compliance with the City's Low Impact Development (LID) Ordinance and Storm Water Pollution Prevention Program (SWPPP). Also, the National Pollutant Discharge Elimination System (NPDES) program establishes a comprehensive stormwater quality program to manage urban stormwater and minimize pollution of the environment to the maximum extent practicable. Pursuant to the NPDES, the Project is subject to the requirements set forth in the County's Standard Urban Stormwater Mitigation Plan (SUSMP). The goals and objectives of the SUSMP are achieved through the use of Best Management Practices (BMPs) to help manage runoff water quality.

Overall, the Project will not use industrial waste discharge. However, the SUSMP identifies the types and sizes of private development projects that are subject to its requirements. Requirements of the SUSMP are enforced through the City's plan approval and permit process. Implementation of the aforementioned and compliance with the local, State, and federal regulations, code requirements, and permit provisions would prevent significant impacts related to the release of potentially polluted discharge into surface water. Thus, potential impacts would be less than significant.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

A significant impact may occur if a project includes deep excavations resulting in the potential to interfere with groundwater movement or includes withdrawal. The Project does not propose any permanent groundwater wells or pumping activities to supply water. All water supplied to the Project Site will be derived from the City's existing water supply and infrastructure maintained by the Los Angeles Department of Water and Power (LADWP). The Project Site has been previously developed and currently is improved with one single-family residence. However, the Proposed Project would increase the amount of impervious

surface on the Project Site. Therefore, the EIR will provide additional analysis to assess the Project's potential to result in hydrology and water quality impacts.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

A significant impact may occur if a project results in a substantial alteration of drainage patterns that would result in a substantial increase in erosion or siltation during construction or operation of the project. While the Project Site is located within Runyon Canyon Park along the western side of a previously modified prominent ridge on the Project Site, no natural watercourses, including streams and rivers, exist on or in the vicinity of the Project Site. Grading and construction activities may temporarily alter the existing drainage patterns of the Project Site, which could result in erosion and siltation. The EIR will assess the Project's potential to result in hydrology and water quality impacts, including analysis of increases in siltation, the adequacy of the proposed drainage plan, and the use of best management practices (BMPs) during construction and operation of the Project.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

A significant impact may occur if a project results in increased runoff volumes during construction or operation of the project that would result in flooding conditions affecting the Project Site or nearby properties. As discussed in the response to Question 9(c), no natural watercourses exist on or in the vicinity of the Project Site, and runoff flows toward the existing storm drains. Therefore, no flooding is expected to occur on- or off-site. Impacts related to surface runoff, including through the alteration of the course of a stream or river, would therefore be less than significant.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

A significant impact may occur if a project would increase the volume of stormwater runoff to a level that exceeds the capacity of the storm drain system serving a project site. A Project-related significant adverse effect would also occur if a project would substantially increase the probability that polluted runoff would reach storm drains. Urban runoff discharged from municipal storm drains is one of the principal causes of water quality problems in most urban areas. Oil and grease from parking lots, pesticides, cleaning solvents, and other toxic

chemicals can contaminate stormwater, which can then contaminate receiving waters downstream and, eventually, the Pacific Ocean. Construction of the Project could contribute to the degradation of existing surface water quality conditions primarily due to: 1) potential erosion and sedimentation during the grading phase; 2) particulate matter from dirt and dust generated on the Site; and 3) construction activities and equipment. However, compliance with the requirements of the City's Low Impact Development Ordinance and/or SUSMP, would reduce the amount of additional stormwater runoff from the Project Site and the introduction of pollutants to stormwater runoff during construction and operation to the maximum extent practicable. Development of the Project would not significantly increase overall stormwater runoff volume as the project design includes green roofs planted with grass. Therefore, this potential impact would be less than significant.

f) Otherwise substantially degrade water quality?

A significant impact may occur if a project includes potential sources of water pollutants that would have the potential to substantially degrade water quality. Other than the sources described in the response to Question 9(e), which are similar to existing sources at the Project Site, the Project does not include other sources of contaminants that could substantially degrade water quality. Therefore, impacts to water quality would be less than significant.

g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

The Project Site is not located within an area identified by Federal Emergency Management Agency (FEMA) as potentially subject to 100-year floods.[20] The Site is not located within a City-designated 100-year or 500-year flood plain.[21] As the Site is located in an area of minimal flooding, the Project would not introduce people or structures to an area of high flood risk. Therefore, the Project would not contain any significant risks of flooding and would not have the potential to impede or redirect floodwater flows. No impact would occur.

[20] *NavigateLA, FEMA Flood Hazard layer: http://navigatela.lacity.org/navigatela/, February 2017.*

[21] *City of Los Angeles, Safety Element of the General Plan, 100-Year and 500-Year Flood Plains, Exhibit F.*

h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

The Project Site is not located within an area identified by Federal Emergency Management Agency (FEMA) as potentially subject to 100-year floods.[22] The Site is not located within a City-designated 100-year or 500-year flood plain.[23] As the Site is located in an area of minimal flooding, the Project would not introduce people or structures to an area of high flood risk. Therefore, the Project would not contain any significant risks of flooding and would not have the potential to impede or redirect floodwater flows. No impact would occur.

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

A significant impact may occur if a project were located in an area where a dam or levee could fail, exposing people or structures to a significant risk of loss, injury, or death. A review of the City of Los Angeles Inundation and Tsunami Hazard Area Map indicates that the Project Site does not lie within a mapped inundation area.[24] Therefore, no impact would occur.

j) Inundation by seiche, tsunami, or mudflow?

A significant impact may occur if a project site is sufficiently close to the ocean or other water body to be potentially at risk for the effects of seismically-induced tidal phenomena (seiche and tsunami). Mudflows result from the downslope movement of soil and/or rock under the influence of gravity.

Seiches are oscillations generated in enclosed bodies of water, which can be caused by ground shaking associated with an earthquake. Tsunamis are large ocean waves generated by sudden water displacement caused by a submarine earthquake, landslide, or volcanic eruption. There are no water bodies located on-site. The Project Site is approximately 11 miles east of the Pacific Ocean and review of the City of Los Angeles Inundation and Tsunami Hazard Area Map indicates that the Project Site does not lie within an area subject to tsunamis or within a mapped inundation boundary.[25] The nearest enclosed body of water is the Hollywood Reservoir, located approximately 1 mile to the east. In addition, the Project

22 *NavigateLA, FEMA Flood Hazard layer: http://navigatela.lacity.org/navigatela/, February 2017.*
23 *City of Los Angeles, Safety Element of the General Plan, 100-Year and 500-Year Flood Plains, Exhibit F.*
24 *City of Los Angeles, Safety Element of the General Plan, Inundation and Tsunami Hazard Area Map, Exhibit G.*
25 *Ibid.*

Site is not located downslope from an area of potential mudflow. As such, no impact would occur.

X. Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	☐	☐	☐	☒
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a) Physically divide an established community?

A significant impact may occur if a project were sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. A typical example would be a project that involved a continuous right-of-way such as a roadway, which would divide a community and impede access between parts of the community. The Project is not of the scale or nature that could physically divide an established community, given that the structure is a single-family residence in a low density zoned residential neighborhood with similar type structures on all locations of the Project Site. No residential uses or communities would be divided as a result of the Project and no impact would occur.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

A significant impact may occur if a project is inconsistent with the General Plan or zoning designations currently applicable to the Project Site and would cause adverse environmental effects, which the General Plan and zoning ordinance are designed to avoid or mitigate. The Citywide General Plan Framework Element generally refers to the Community Plans for

specific land use locations and entitlements and the Mulholland Scenic Parkway Specific Plan for protection of the scenic corridor, which was described above, the Hollywood Community Plan designates the Project Site as Low Residential. As mentioned previously, the Project consists of the construction of a single-family residential structure. The Project would further the principles of the Community Plan with respect to the preservation of existing neighborhoods, as the Project entails constructing a single-family residential structure within a predominately residential neighborhood, without expanding and encroaching upon adjacent open space land uses. The existing residential land uses would also remain untouched.

The EIR will provide additional analysis to assess whether the Project would conflict with applicable plans, policies, or regulations adopted to avoid or mitigate environmental effects.

c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

A significant adverse effect could occur if a project site were located within an area governed by a habitat conservation plan or natural community conservation plan. Although the Project is located within a City Park, the Project Site and the surrounding area are not part of any draft or adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.[26] Therefore, no impacts to any adopted habitat or conservation plans would occur as a result of the Project.

[26] *California Department of Fish and Wildlife, California Regional Conservation Plans Map, website: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline, accessed March 22, 2018.*

XI. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

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?

Neither the Project Site nor the surrounding area is identified as an area containing mineral deposits of regional or statewide significance. Additionally, the Project Site is not located within an oil field or oil drilling area, and is not part of any Oil Drilling and Surface Mining Supplemental Use District.[27] Furthermore, no oil wells exist or are known to have previously existed on the Project Site or the surrounding area. Therefore, there would be no impact.

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?

Neither the Project Site nor the surrounding area is identified as an area containing mineral deposits of regional or statewide significance. Additionally, the Project Site is not located within an oil field or oil drilling area, and is not part of any Oil Drilling and Surface Mining Supplemental Use District.[28] Furthermore, as previously discussed, no oil wells exist or are known to have previously existed on the Project Site or the surrounding area. Therefore, there would be no impact.

27 *City of Los Angeles, Safety Element of the General Plan, Oil Field and Oil Drilling Areas Map, Exhibit E.*
28 *Ibid.*

XII. Noise

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

The Project Site is located in an area with low-density residential land use and open space. Consequently, ambient noise levels in the Project's vicinity are low, as noises from transportation sources such as automobiles are limited. Construction of the Project could require heavy-duty, diesel-powered grading equipment such as scrapers, excavators, bulldozers, and front-end loaders. Nearby single-family residences could experience increases in noise as a result of the simultaneous operation of these construction vehicles. Other construction activities such the delivery of equipment and materials could also expose

receptors along some residential streets to noise from trucks. Therefore, potential effects will be analyzed in an EIR.

As the Project proposes to construct a single-family house, it is unlikely that operational noises from residential activities or traffic attributable to the Project would have any potential to increase ambient noise levels. Therefore, the Project's operational noise impacts are expected to be less than significant.

b) Exposure of persons to, or generation of, excessive groundborne vibration or groundborne noise levels?

Hauling and delivery trucks traveling on local residential streets to access the Project Site could generate perceptible vibrations at roadside receptors. Therefore, potential effects will be analyzed in an EIR.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

As discussed above, as the Project proposes to construct a single-family house, it is unlikely that operational noises from residential activities or traffic attributable to the Project would have the potential to increase ambient noise levels, especially given the existing residence already located on the Project Site. However, to ensure that impacts are less than significant, potential effects will be analyzed in an EIR.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

As discussed above, nearby single-family residences could experience temporary increases in noise as a result of construction activities such the simultaneous operation of multiple heavy duty construction vehicles and the delivery of equipment and materials. Therefore, potential effects will be analyzed in an EIR.

e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

The Project Site is not located within 2 miles of a public airport or public use airport. Therefore, the Project would not expose residents to excessive noise levels from aircraft. Thus, no impact would occur.

f) For a project located within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

The Project Site is not within the vicinity of a private airstrip. Thus, no impact would occur.

XIII. POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

A significant impact would occur if a project would locate new development such as homes, businesses, or infrastructure, with the effect of substantially inducing population growth.

The Project involves the construction of only one single-family residential structure, and does not include construction of new roads or other infrastructure that would indirectly induce growth. The Project would not result in additional population generation as the residents of the existing single-family residence would move into the new, proposed single-family residence, with the existing residence reclassified as a "guest house." As development of the Project would not induce substantial population growth and would be supported by the existing infrastructure such as roadways, a less than significant impact would occur.

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

A significant impact may occur if a project would result in displacement of a substantial number of existing housing units, necessitating construction of replacement housing elsewhere. The Project would not displace any housing since there is no housing on the Site

that would be demolished. Further, the Project would develop a single-family home. Therefore, no impact would occur.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

A significant impact may occur if a project would result in displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere. The Project would not displace people necessitating the construction of replacement housing elsewhere. Therefore, no impact would occur.

XIV. 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?	☒	☐	☐	☐
b. Police protection?	☐	☐	☒	☐
c. Schools?	☐	☐	☒	☐
d. Parks?	☐	☐	☒	☐
e. Other public facilities?	☐	☐	☒	☐

a) Fire protection?

A significant impact may occur if the City of Los Angeles Fire Department (LAFD) could not adequately serve a project, and a new or physically altered fire station would be necessary, the construction of which could cause significant environmental impacts. LAFD considers fire protection services for a project adequate if a project is within the maximum response distance for the land use proposed.

The Project Site is served by the following LAFD station:

- Station No. 76, 3111 North Cahuenga Blvd.

Emergency vehicle access to the Project Site would continue to be provided from local and major roadways. All circulation improvements proposed would be in compliance with the Fire Code, including any additional access requirements of the LAFD. Additionally, emergency access to the Project Site would be maintained at all times during both Project construction and operation.

The adequacy of fire protection is also based upon the required fire flow, equipment access, and LAFD's safety requirements regarding needs and service for the area. The quantity of water necessary for fire protection varies with the type of development, occupancy rates, life hazard, and the degree of fire hazard. City-established fire flow requirements vary from 2,000 gallons per minute (gpm) in low-density residential areas to 12,000 gpm in high-density commercial or industrial areas. In any case, a minimum residual water pressure of 20 pounds per square inch (psi) is to remain in the water system while the required gpm is flowing. As a low-density residential land use, the Project would require 2,000 gallons per minute (gpm) from three adjacent fire hydrants flowing simultaneously at a minimum residual water pressure of 20 psi. The EIR will include further analysis to determine if the Project would increase demand on the fire department to the extent that a new or significantly expanded facility is needed, the construction of which could cause significant environmental impacts.

b) Police protection?

A significant impact may occur if a project creates the need for new or physically altered police facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

The Project Site is currently served by the following City of Los Angeles Police Department's (LAPD) station at:

- Hollywood Community Police Station, 1358 North Wilcox Avenue.

Construction sites can be sources of attractive nuisances, providing hazards, and inviting theft and vandalism. Therefore, when not properly secured, construction sites can become a distraction for local law enforcement from more pressing matters that require their attention. The Project Applicant would employ construction security features, such as fencing the perimeter of the construction area (as required per the LAMC), which would serve to

minimize the need for LAPD services and prevent trespassing and theft during Project construction.

The Project involves the construction of only one single-family residential structure. The Project would not result in additional population generation as the residents of the existing single-family residence would move into the new, proposed single-family residence, with the existing residence reclassified as a "guest house." As such, the Project could potentially increase the number of police service calls due to an increase in onsite visitors. However, the potential increase of daily visitors to the Project Site is expected to be minimal and would not create a need for new or physically altered police facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant.

c) Schools?

A significant impact may occur if a project includes substantial employment or population growth, which could generate demand for additional school facilities, the construction of which could cause significant environmental impacts. The Project would result in only one new single-family residence with a population of three residents. Therefore, the Project would not induce substantial student population growth. Moreover, California Education Code Section 17620(a)(1) states that the governing board of any school district is authorized to levy a fee, charge, dedication, or other requirements against any construction within the boundaries of the district, for the purposes of funding the construction or reconstruction of school facilities. The LAUSD School Facilities Fee Plan has been prepared to support the school district's levy of the fees authorized by California Education Code Section 17620. The Leroy F. Greene School Facilities Act of 1998 (SB 50) sets a maximum level of fees a developer may be required to pay to mitigate a project's impacts on school facilities. The maximum fees authorized under SB 50 apply to zone changes, general plan amendments, zoning permits and subdivisions. The provisions of SB 50 are deemed to provide full and complete mitigation of school facilities impacts even though the Project would not result in the demand for new school facilities. Thus, the Project's impact would be less than significant with payment of these fees.

d) Parks?

A significant impact to parks would occur if implementation of a project includes a new or physically altered park or creates the need for a new or physically altered park, the

construction of which could cause substantial adverse physical impacts. The City of Los Angeles Department of Recreation and Parks (LADRP) manages all municipally owned and operated recreation and park facilities within the City. The Public Recreation Plan, a section of the General Plan's Service Systems Element, lists standards for the provision of recreational facilities throughout the City. The City's standard ratio of neighborhood and community parks to population is four acres per 1,000 people. A half-mile radius is the standard service radius for neighborhood parks; a two-mile radius is the standard service radius for community parks.

It should be noted that the Proposed Project Site was fully developed prior to the creation of Runyon Canyon Park by the City of Los Angeles in 1984. The Proposed Project Site includes a portion of a popular hiking trail.

The Project would result in only one new single-family residence with a population of three residents. The project also includes on-site recreational features that would reduce the demand for public park services, such as an indoor gym, outdoor pool and landscaped yard space. Furthermore, since the Project does not propose the construction of additional parkland dedicated to the City for public use, the City could require the developer to pay fees in lieu of parkland dedication. The Project Applicant would comply with the requirement for payment of any applicable park fees to the City of Los Angeles. Therefore, Project impacts would be less than significant.

e) Other public facilities?

A significant impact may occur if a project includes substantial employment or population growth that could generate a demand for other public facilities, such as libraries, which would exceed the capacity to service the Project Site. The City of Los Angeles Public Library (LAPL) provides library services throughout the City. However, as discussed above, the Project would not generate any new substantial population of residents, and therefore there would be no additional demand for library services and need for library facilities, and impacts would be less than significant.

XV. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

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

A significant impact may occur if a project would include substantial employment or population growth which could generate an increased demand for neighborhood and regional parks that exceeds the capacities of existing parks and causes premature deterioration of the park facilities.

The Project is not anticipated to generate any substantial amounts of new residents, as the residents of the existing structure would move in to the new proposed residence. The nearest regional park is Runyon Canyon Park, but the limited number of residents created by the Project would not increase the use of Runyon Canyon Park such that substantial physical deterioration of facilities would occur, and impacts would be less than significant.

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?

Given the scope of the Project (i.e., single-family residential use) and the limited population it creates, the Project is not anticipated to propose recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

XVI. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☒	☐	☐	☐
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e. Result in inadequate emergency access?	☐	☐	☒	☐
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☒	☐	☐	☐

a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

The Proposed Project plans to provide a new single-family residential development within the Hollywood Hills area of the City. The Project is estimated to generate a negligible amount of daily and peak hour trips as there is currently a single-family residence on the Project Site, and the occupants of this residence would move in to the new (proposed) single-family residence, with the existing residence reclassified as a “guest house.”

However, the EIR will provide further analysis to determine if the Project would conflict with plans, ordinances or policies related to pedestrian paths.

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?

The Los Angeles County Congestion Management Program (CMP) requires that new development projects analyze potential project impacts on CMP monitored intersections locations where a project would add 50 or more trips during either the AM or PM weekday peak hours and on CMP monitored freeway segments where a project would add 150 or more trips in either direction during either the AM or PM weekday peak hours. As discussed in Response a), above, the Project would generate a negligible amount of trips in general and, in particular, the Project is not located immediately adjacent to a freeway. Therefore, a CMP analysis would not be required.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

This question would apply to the Project only if it were an aviation-related use. The Project Site does not contain any aviation-related uses and the Project does not include development of any aviation-related uses. As such, due to its nature and scope, development of the Project would not have the potential to result in a change in air traffic patterns. Therefore, no impact related to air traffic patterns would occur.

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

A significant impact may occur if a project were to include a new roadway design, introduce a new land use or project features into an area with specific transportation requirements and characteristics that have not been previously experienced in that area, or if project access or other features were designed in such a way as to create hazardous conditions. The Project does not include any sharp curves, dangerous intersections, or incompatible uses. No off-site traffic improvements are proposed or warranted in the area surrounding the Project Site, and as such no impacts would occur.

e) Result in inadequate emergency access?

A significant impact may occur if a project design would not provide emergency access meeting the requirements of the LAFD, or in any other way threatened the ability of emergency vehicles to access and serve the Project Site or adjacent uses.

Access to the existing building is currently provided via North Runyon Canyon Road, which would access the private driveways and garages, associated with the single-family dwelling. Similar to other existing approaches along Runyon Canyon, it is anticipated that Project access roadways would provide one entry and one exit lane. This access is also consistent with LADOT's general policy of minimizing the number of driveways located along streets. Nevertheless, this issue will be analyzed further in the EIR.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

A significant impact may occur if a project would conflict with adopted policies or involve modification of existing alternative transportation facilities located on- or off-site. While the Proposed Project does not propose the modification of existing alternative transportation facilities such as public transit or bicycle facilities, the EIR will analyze whether the Project would conflict with adopted policies, plans or programs regarding pedestrian facilities.

XVII. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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:				
i. 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	☒	☐	☐	☐
ii. 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.	☒	☐	☐	☐

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

The findings of the cultural resources study and historic resource evaluation that will be completed for the Project, as they may relate to local tribes and tribal resources, will be summarized in the Draft EIR. The City will also consult with local tribes in accordance with Assembly Bill (AB) 52 to determine if anything on the Project site can be considered a tribal cultural resource that is eligible for listing in the California Register of Historical Resources or the City's Register of Historical Resources. The results of the consultation process will be

summarized into the Draft EIR to evaluate direct and indirect impacts on tribal cultural resources. These potential impacts will be analyzed further in the Draft EIR.

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

See Threshold 17(a) above. The findings of the cultural resources study and the results of the AB 52 consultation process will determine impacts to significant tribal cultural resources. These potential impacts will be analyzed further in the Draft EIR.

XVIII. Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g. Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

A significant impact may occur if a project would discharge wastewater whose content exceeds the regulatory limits established by the governing agency. The Los Angeles Regional Water Quality Control Board (LARWQCB) implements programs to protect all waters in the coastal watersheds for Los Angeles and Ventura counties. LARWQCB's Water Quality Control Plan for the Los Angeles Region (the "Basin Plan") establishes guidelines for all municipalities and other entities that use water and/or discharge into the Santa Monica Bay. Wastewater reclamation and treatment in the City of Los Angeles is provided by the City of Los Angeles Department of Public Works' Bureau of Sanitation (LABS), which

operates two treatment plants (Hyperion and Terminal Island) and two water reclamation plants, in accordance with the treatment requirements of the LARWQCB and/or water reclamation requirements of the Basin Plan.

The Project Site is located within the service area of the Hyperion Treatment Plant (HTP), which has been designed to treat 450 million gallons per day (mgd) to full secondary treatment. Full secondary treatment prevents virtually all particles suspended in effluent from being discharged into the Pacific Ocean and is consistent with the LARWQCB's discharge policies for the Santa Monica Bay. The HTP currently treats an average daily flow of approximately 362 mgd. Thus, there is approximately 88 mgd available capacity. However, the Project proposes to provide its own sewer disposal system on-site. Thus, no residential discharge into the wastewater or drainage system would occur, and impacts would be less than significant.

b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

A significant impact may occur if a project would increase water consumption or wastewater generation to such a degree that the capacity of facilities currently serving the Project Site would be exceeded.

As discussed above, the Project proposes to provide its own sewer disposal system on-site. Additionally, water conservation measures required by City ordinance (e.g., installation of low flow toilets and plumbing fixtures, limitations on hose washing of driveways and parking areas, etc.) would be implemented as part of the Project to reduce the amount of Project-generated wastewater. Due to the construction of the on-site sewer disposal system and the fact that the Project would generate a negligible population, it is not anticipated that the Project would require the construction of new or expansion of water or wastewater treatment facilities, the construction of which could cause significant environmental effects.

c) Require or result in the construction of new storm water drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?

There are no current storm drains on the Project Site nor are there any to be constructed on the Project Site as part of the Proposed Project that could cause significant environmental effects. Storm water on the Project Site that does not percolate into the soil is currently

released onto the joint easement private driveway, which is sloped to direct water along an asphalt swale on the western edge of the driveway. From the driveway, storm water runs into an existing storm drain adjacent to the driveway gate on Runyon Canyon Road. Thus, construction of new storm water drainage facilities is not needed, and no impact would occur.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

A significant impact may occur if a project were to increase water consumption to such a degree that new water sources would need to be identified, or that existing resources would be consumed at a pace greater than planned for by purveyors, distributors, and service providers. The City's water supply comes from local groundwater sources, the Los Angeles-Owens River Aqueduct, State Water Project, and from the Metropolitan Water District of Southern California, which is obtained from the Colorado River Aqueduct. These sources, along with recycled water, are expected to supply the City's water needs in the years to come.

The 2015 Urban Water Management Plan projects a supply of 611,800 AFY in 2020. Any shortfall in LADWP controlled supplies (groundwater, recycled, conservation, LA aqueduct) is offset with MWD purchases to rise to the level of demand. Also, the Project is solely a single-family residential structure and would not require expanded entitlements.

The Project is a single-family residential structure and, due to the negligible population it would create compared to the LADWP's service area, it is not anticipated that the LADWP as a whole would need to acquire expanded entitlements. In addition, any project that is consistent with the General Plan has been taken into account in the planned growth in water demand from the LADWP. Since the Project is only a single family residential structure and is on a parcel that is zoned for residential structures, the development would be consistent with the City's General Plan and the LADWP would have sufficient water supplies available to serve the needs of the Project. Therefore, the Project's water supply needs have already been accommodated within water supply projections for the region.

e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

As discussed in response to Checklist Question XVII(a), the Project proposes to provide its own sewer disposal system on-site. Since the Project proposes a septic tank on-site, and because of the negligible amount of wastewater that would be generated by the single-family home, it is not anticipated that the Project would result in a determination by a wastewater treatment provider that the Project could not be served by the provider's existing commitments. Therefore, Project impacts related to wastewater treatment providers would be less than significant.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

A significant impact may occur if a project were to increase solid waste generation to a degree that existing and projected landfill capacity would be insufficient to accommodate the additional solid waste. Most waste generated in the City is disposed of at the Sunshine Canyon City/County Landfill (the "Sunshine Canyon Landfill").

According to the State permit issued on July 7, 2008, the Sunshine Canyon Landfill is estimated to close in 2037. It has approximately 112.3 million cubic yards (cy) of remaining capacity out of a total capacity of 140.9 million cy, and a maximum permitted daily intake of 12,100 tons per day (tpd). For a point of reference, 1.7 cubic yards is equal one ton of solid waste. As of June 30, 2011, Sunshine Canyon Landfill accepted approximately 9,000 tpd during the week and 3,000 tpd on Saturday (due to reduced hours of operation). Therefore, the Sunshine Canyon Landfill has a remaining daily capacity intake of approximately 3,100 tpd during the week.

Construction of the Project would generate minimal amounts of construction and demolition (i.e., demolition of swimming pool and carport) debris that would need to be disposed of at area landfills. Construction and demolition debris includes concrete, asphalt, wood, drywall, metals, and other miscellaneous and composite materials. California Assembly Bill (AB) 939, also known as the Integrated Waste Management Act, requires each city and county in the State to divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. As such, much of this material would be recycled and salvaged to the maximum extent feasible. Materials not recycled would be disposed of at local landfills.

Compliance with AB 939 would require a minimum of 50 percent of demolition and construction debris to be recycled. Because of the recycling of most of the solid waste generated by the construction of the Project, short-term construction impacts to landfills and solid waste services would be less than significant.

As discussed above, the Sunshine Canyon Landfill can accept 12,100 tpd (and currently accepts 9,000 tpd on weekdays and 3,000 tpd on Saturday), and could therefore accommodate the additional increase in solid waste resulting from the Project, which would be minimal given that the Project is a single-family residential structure. In addition, pursuant to AB 939, each city and county in the State must divert 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting. Overall, there is sufficient landfill capacity to accommodate the solid waste generated by the Project, and impacts would be less than significant.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

Solid waste management in the State is primarily guided by the California Integrated Waste Management Act of 1989 (AB 939) which emphasizes resource conservation through reduction, recycling, and reuse of solid waste. AB 939 establishes an integrated waste management hierarchy consisting of (in order of priority): 1) source reduction; 2) recycling and composting; and 3) environmentally safe transformation and land disposal. Additionally, the City is currently implementing its “Zero-Waste-to-Landfill” goal to achieve zero waste to landfills by 2025 to enhance the Solid Waste Integrated Resources Planning Process. Recycling efforts in the City in accordance with AB 939 achieved a solid waste diversion rate of 76.4 percent in 2011, the most recent year data is available.

The Project would comply with the applicable regulations associated with solid waste. Further, the Project would comply with the City’s Construction and Demolition Waste Recycling Ordinance, AB 939. Since the Project would comply with federal, State, and local statutes and regulations related to solid waste, a less than significant impact would occur, and no mitigation measures would be required.

XIX. Mandatory Findings of Significance

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

A significant impact may occur only if a project would have an identified potentially significant impact for any of the above issues. Although the Project would not reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of the major periods of California history or pre-history, it may degrade the quality of the environment. Therefore, a potentially significant impact would occur from implementation of the Project.

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)?

A significant impact may occur if a project, in conjunction with other related projects in the area of the Project Site, would result in impacts.

The Project, and past projects, currents projects or probable future projects could have the potential to have impacts which are cumulatively considerable The EIR will provide an analysis of potential cumulative impacts of the environmental factors that are identified as potentially significant above.

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

A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the preceding sections. As discussed above, construction and operation of the Project could result in environmental effects that could have substantial adverse effects on human beings, either directly or indirectly. As a result, these potential effects will be analyzed further in an EIR.