

**LOS ANGELES CITY PLANNING DEPARTMENT  
APPEAL STAFF REPORT**

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**NORTH VALLEY AREA PLANNING COMMISSION**

**DATE:** July 1, 2004  
**TIME:** After 4:30 p.m.\*  
**PLACE:** Marvin Braude Constituent Center  
6262 Van Nuys Boulevard, First Floor  
Meeting Room  
Van Nuys, CA 91401

**Public Hearing required**

**CASE: TT-60410**  
ENV-2003-5945-MND  
Location: 10604 & 10562 Hillhaven Avenue  
Related Case: None  
Council District: 2  
Plan: Sunland-Lakeview Terrace-Shadow Hills-  
East La Tuna Canyon  
Plan Land Use: Low I Residential  
Zone: R1-1  
District Map: 207B197  
Legal Description: PT Lot 359 of Los Terrenitos  
Tract

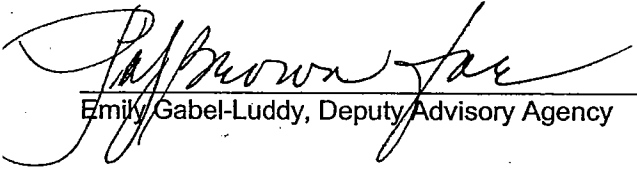
**PROJECT:** A Tentative Tract for 3-single-family lots.

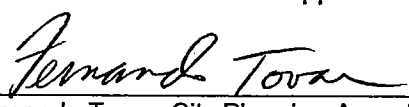
**REQUEST:** **APPEAL FROM** the entire decision by the Advisory Agency in approving TT-60410

**APPELLANT:** Sahab Sanjar

**APPLICANT:** Sahab Sanjar

**RECOMMENDATION:** That the decision of the Advisory Agency be sustained and that the appeal be denied.

  
\_\_\_\_\_  
Emily Gabel-Luddy, Deputy Advisory Agency

  
\_\_\_\_\_  
Fernando Tovar, City Planning Associate

**Table of Contents**

Summary of Appeal and staff response/recommendation

**Exhibits**

Vicinity Map, Radius Map, Tentative Tract  
Appeal Application  
Decision Letter  
Environmental Document

**ADVICE TO PUBLIC:** \*The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the *North Valley Area Planning Commission Secretariat, 200 North Spring Street, Room 500, Los Angeles, CA 90012* (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendaized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request not later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at (213) 978-1300.

Van Nuys  
Rt. Sylban  
Rt. Garage

**BRIEF SUMMARY OF APPEAL(S)**

Background ..... 3

Appeal(s)..... 4

Staff Response/Comments .....4

Recommendation ..... 5

**Exhibits: 1. Vicinity Map, 2. Radius Map, 3. Tentative Map, 4. Appeal Document(S), 5. Decision Letter, 6. Environmental Document**

**Attachments:**

**STAFF APPEAL REPORT****Background**

The subject site is a non-record, flag lot with approximately 85 feet of frontage on the east side of Hillhaven Avenue and a lot depth of 290 feet along the southerly portion of the site. The subject site is located mid-block between Hillrose Street to the north and Summitrose Street to the south. The site contains a total of 35,111 net square feet after required dedications. The site is zoned R1-1 and designated Low Residential in the Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon Community Plan.

The subdivision request was for a 5-lot subdivision that was approved for 3 lots by the Advisory Agency on May 24, 2004. The appellant is requesting that the proposed 5-lot subdivision be approved. The proposed 5-lot subdivision is consistent with the existing zoning and planned land use. However, the design and layout of the proposed 5-lot subdivision was found to be inconsistent with the surrounding lot pattern and density, and not in keeping with the character of the surrounding neighborhood or the adjoining single-family lots.

The design and layout consists of the creation of a 24' private street perpendicular to Hillhaven Avenue with a hammerhead design. One existing house would be retained on a proposed 7,774 square foot lot with 61 feet of frontage on Hillhaven Avenue. The remaining 4 lots would have frontage and access from the private street and would range in size from 5,107 square feet to 5,264 square feet.

The 4 lots having access on the private street would be generally square lots with shallow lot depths. The two most easterly lots at the end of the private street were proposed with 75 foot widths and a 70 foot depth. The other two lots would have frontage along the stem and hammerhead of the private street with a lot depth of 75 feet.

The existing lot pattern along both sides of Hillhaven Avenue, between Hillrose and Summitrose Streets is not part of a planned subdivision. The original lots on the east side of Hillhaven Avenue between Hillrose and Summitrose Streets were uniform one acre lots with 150 feet of frontage on Hillhaven Avenue and 290 feet in depth. The original lots on the west side of Hillhaven were also large lots. These original lots on both sides of the street have since been subdivided, either by deed cuts or by older approved and recorded maps. Although these lots are not part of a planned subdivision, all of the lots are large lots and have their frontage and access on Hillhaven Avenue (none of the lots are served by a private street).

The eastside of Hillhaven Avenue, north and south of the subject property, consists of lots created by deed cuts ranging in width from 50 feet to 113 feet and ranging in size from 8,015 square feet to 32,670 square feet. Two lots are flag lots and two lots are land locked, presumably built and cut prior to establishment of the Subdivision Map Act. There is one lot with a substandard width of 36 feet but with a lot area of 10,890 square feet.

Lots on the west side of Hillhaven were originally designed as very large lots that have since been subdivided by either a legitimate subdivision or by deed cuts. There is an 11 lot subdivision located directly across the subject site and northerly to Hillrose Street. These lots have a uniform 40 foot width (and 40' frontage) on Hillhaven Avenue and a uniform depth between 163 to 165 feet with lot sizes of 6,500 to 6,700 square feet.

Approximately 200 feet south of this subdivision there are 3 contiguous lots part of an older approved subdivision with 34 feet of width and frontage on Hillhaven Avenue and a lot depth of 161 feet with lot areas of approximately 5,470 plus square feet.

Remaining lots on the west side of Hillhaven Avenue have been subdivided by deed cuts and are rectangular shaped with at least 8,000 square feet of lot area or larger. Few lots are narrow but are tied by use and by common ownership with adjoining lots.

The proposed 5 lot subdivision would be the first subdivision to deviate from the existing grid pattern by providing a private street to serve the new lots. This will substantially change the rural character of the neighborhood. Although contemporary subdivisions (on this block) have lot sizes ranging from 5,400 square feet to 6,500 square feet (not substantially larger than the 5 proposed lots), the lots are oriented toward and have their frontage on Hillhaven Avenue, consistent with the surrounding lot pattern. Otherwise, remaining lots created by deed cuts are substantially larger lots that also have their frontage and access on Hillhaven Avenue.

In addition, the property abutting the north side of the subject property is a single-family lot with a 75 foot lot width and is 21,780 square feet. The existing house on this lot is located on the rear half of the lot and the side lot line of this property would abut the rear lot line and the side lot line of two of the proposed lots (northerly of the private street). There are two single-family lots abutting the south side of the subject lot. The easterly lot is a 9,757 square foot non-record (deed cut) lot that would abut the side and rear lot lines of two of the proposed lots (southerly of the private street). Thus, the proposed lots would be intrusive to the adjoining single-family lots.

## **THE APPEAL**

### **Appellant:**

#### **Appellant's statements:**

The appellant is appealing the approval of Tentative Tract 60410. The following statements were submitted by the appellant:

1. All planing requirements and conditions for a 5-lot subdivision have been met. The proposed development of 5-single family residences is allowed per current zone and land use.

#### **Staff's response:**

1. As discussed in the Background section above, the proposed map meets the letter of the law in that the proposed lots meet the minimum 5,000 square foot lot area requirement of the R1-1 Zone. The subject site contains 35,000 square feet and in theory contains enough lot area to create at least 5 lots (or more). However, the existing lot is a flag shaped lot with 85 feet of frontage on Hillhaven Avenue and a rear lot width of 150 feet. The lot's configuration and limited frontage constrains its ability to be subdivided to its maximum potential density and to maintain a practical design.

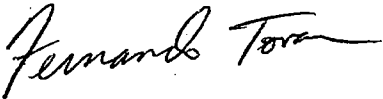
Although both sides of Hillhaven Avenue is zoned R1-1, the existing pattern consists of lot sizes substantially larger the minimum required by the R1-1 Zone and all have their access and frontage on Hillhaven Avenue as described in the Background section above. While there remain a few large lots on this block with the potential to be subdivided, given the size and configuration of these remaining lots, it is likely that any proposed subdivision would likely result in 3 lots or less with a flag lot design.

The proposed design was found to be out of conformance with the existing configuration, pattern and density of surrounding lots and was found to be intrusive to the abutting single family lots; and, the inclusion of a private street is a substantial deviation from the existing street grid and is not in keeping with the rural character of the area. The approval of a 5-lot subdivision would set a precedent inconsistent with the surrounding pattern. Although a private street is necessary to provide frontage and access to any proposed map on the subject site, in approving a three lot subdivision, the Advisory Agency ensured that the proposed map was consistent and more in keeping with the character and density of surrounding lots and less intrusive to the adjoining single-family lots.

**Staff Recommendation:**

In consideration of the foregoing, it is submitted that the Advisory Agency acted reasonably in approving Tentative Tract 60410 for a 3-lot subdivision and staff recommends that the decision of the Advisory Agency be sustained and the appeal be denied.

Prepared by:



Fernando Tovar  
City Planning Associate  
EGL/FT





**TENTATIVE TRACT NO. ~~6040~~ 6040**

T.B. PAGE 504

AREA = 0.894 AC.

GRID A 3

**PARCEL LEGAL DESCRIPTION:**

C.D. NO. 2

TRACT LOS TERRENITOS TRACT  
MAP: M.B. 24-81(SHT3)

C.T. 10110

LOT: 359  
ARB 2

P.A. SUNLAND LAKE VIEW TERRACE  
SHADOW HILLS-EAST LA TUNA CANYON

CASE NO.  
DATE:  
DRAWN BY: HIN.  
D.M. NO. 207B 197  
SCALE: 1" = 100'  
USES: FIELD

CONTACT PERSON:  
Mr. R. MOUCHARRAF  
TEL: (310) 699-7547





CITY OF LOS ANGELES  
PLANNING DEPARTMENT

TT-60410-1A

MASTER APPEAL FORM

APPEAL TO THE: \_\_\_\_\_

REGARDING CASE NO.: TT-60410

This application is to be used for any authorized appeals of discretionary actions administered by the Planning Department. Appeals must be delivered in person with the following information filled out and be in accordance with the Municipal Code. A copy of the action being appealed must be included. If the appellant is the original applicant, a copy of the receipt must also be included.

**APPELLANT INFORMATION: PLEASE PRINT CLEARLY**

Name SAHAB SANTAR  
Mailing Address 21213 B HAWTHORNE BLVD #5182  
TORRANCE, CA Zip: 90503

Work Phone: (310) 666-3062 Home Phone: (310) 378-9284

- a) Are you or do you represent the original applicant?  
(Circle One)  YES NO
- b) Are you filing to support the original applicant's position?  
(Circle One)  YES NO
- c) Are you filing for yourself or on behalf of other parties, an organization or company?  
(Circle One)  SELF OTHER
- d) If "other" please state the name of the person(s), organization or company (print clearly or type)  
\_\_\_\_\_  
\_\_\_\_\_

**REPRESENTATIVE**

Name \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Zip \_\_\_\_\_  
Work Phone: ( ) \_\_\_\_\_ Home Phone: ( ) \_\_\_\_\_

**APPEAL INFORMATION**

A complete copy of the decision letter is necessary to determine the final date to appeal, under what authorizing legislation, and what, if any, additional materials are needed to file the appeal.

Final Date to Appeal: JUNE 3, 2004

**REASONS FOR APPEALING**

Are you appealing the entire decision or parts of it?

Entire       Part

Indicate: 1) How you are aggrieved by the decision; and 2) Why do you believe the decision-maker erred or abused their discretion? If you are not appealing the whole determination, please explain and specifically identify which part of the determination you are appealing.

Attach additional sheets if necessary.

1. ORIGINAL REQUEST WAS FOR 5 LOT SUBDIVISION, BASED ON PLANNING REQUIREMENTS, AND ALL CONDITIONS ARE MET ACCORDINGLY. YOUR ORIGINAL RECOMMENDATION WAS APPROVED FOR FIVE LOTS, EVEN NOW UNDER FINDINGS OF FACT (SUBDIVISION MAPACT) THE PROPOSED DEVELOPMENT OF 5 SINGLE FAMILY RESIDENCES IS ALLOWED PER CURRENT ZONE AND LAND USE.

2. POLITICS?

**ADDITIONAL INFORMATION**

- original applicants must pay mailing fees to BTC and submit copy of receipt. (BTC not required for Building and Safety Appeals)
- any additional information or materials required for filing an appeal must be provided in accordance with the LAMC regulations as specified in the original determination letter. **Copy of determination/decision letter is required.**
- acceptance of a complete and timely appeal is based upon successful completion and examination of all the required information.
- seven copies and the original appeal are required.

I certify that the statements contained in this application are complete and true:

Appellant *Abdul Sanjar*

OFFICIAL USE ONLY

Receipt No. 243451      Amount 71--      Date 6-3-04  
(\$71 if filed by aggrieved party)

Application Received By *[Signature]*

Application Deemed Complete \_\_\_\_\_

Copies provided:       Determination       Receipt (original applicant only)

Determination Authority Notified (if necessary)

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

LEAD CITY AGENCY

LOS ANGELES CITY PLANNING DEPARTMENT

COUNCIL DISTRICT

2

PROJECT TITLE

ENV-2003-5945-MND

CASE NO.

TT-60410

PROJECT LOCATION

10562 and 10604 N. Hillhaven Avenue; Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon

PROJECT DESCRIPTION

Tentative Tract Map to subdivide an existing 35,108 square-foot lot into 5 single-family dwelling lots in an R1-1 zone.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY

DHS & Associates  
 Steve Nazemi  
 45 Solstice  
 Irvine, CA 92602

FINDING:

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

(CONTINUED ON PAGE 2)

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM

Jonathan Riker

TITLE

CITY PLANNING ASSISTANT

TELEPHONE NUMBER

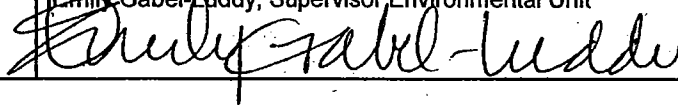
(213)978-1356

ADDRESS

200 N. Spring Street, Room 763  
 Los Angeles, CA 90012

SIGNATURE (Official)

Emily Gabel-Duddy, Supervisor Environmental Unit



DATE

12/10/03

**I b2. Aesthetics (Landscaping)**

Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a level of insignificance by the following measure:

- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan, including an automatic irrigation plan, prepared by a licensed landscape architect to the satisfaction of the Planning Department.

**IV f. Tree Removal (Non-Oaks)**

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

- Prior to the issuance of a grading permit, a plot plan prepared by a reputable tree expert, indicating the location, size, type, and condition of all existing trees on the site shall be submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Services. All trees in the public right-of-way shall provided per the current Street Tree Division standards.
- The plan shall contain measures recommended by the tree expert for the preservation of as many trees as possible. Mitigation measures such as replacement by a minimum of 24-inch box trees in the parkway and on the site, on a 1:1 basis, shall be required for the unavoidable loss of desirable trees on the site, and to the satisfaction of the Street Tree Division of the Bureau of Street Services and the Advisory Agency.

*Note:* Removal of all trees in the public right-of-way shall require approval of the Board of Public Works. Contact: Street Tree Division at: 213-485-5675.

**VI b. Erosion/Grading/Short-Term Construction Impacts**

Environmental impacts may result from the visual alteration of natural landforms on the site due to grading. However, this impact will be mitigated to a level of insignificance by designing the grading plan to conform the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division.

Short-term air quality, grading and noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

**Air Quality**

- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The owner or contractor shall keep the construction area sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- All clearing, grading, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

**Noise**

- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.
- The project sponsor must comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

(CONTINUED ON NEXT PAGE)

### **Grading**

Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within "hillside" areas. The application of BMPs includes but is not limited to the following mitigation measures:

- Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), construct diversion dikes to channel runoff around the site. Line channels with grass or roughened pavement to reduce runoff velocity.
- Incorporate appropriate erosion control and drainage devices to the satisfaction of the Building and Safety Department shall be incorporated, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned. These will shield and bind the soil.
- Stockpiles and excavated soil shall be covered with secured tarps or plastic sheeting.

### **General Construction**

Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete; wood, and vegetation. Non recyclable materials/wastes must be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.
- Clean up leaks, drips and spills immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- Do not hose down pavement at material spills. Use dry cleanup methods whenever possible.
- Cover and maintain dumpsters. Place uncovered dumpsters under a roof or cover with tarps or plastic sheeting.
- Use gravel approaches where truck traffic is frequent to reduce soil compaction and limit the tracking of sediment into streets.
- Conduct all vehicle/equipment maintenance, repair, and washing away from storm

drains. All major repairs are to be conducted off-site. Use drip pans or drop clothes to catch drips and spills.

**VII b5. Explosion/Release (Asbestos Containing Materials)**

Due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by the following measure:

- Prior to the issuance of the demolition permit, the applicant shall provide a letter to the Department of Building and Safety from a qualified asbestos abatement consultant that no ACM are present in the building. If ACM are found to be present, it will need to be abated in compliance with the South Coast Air Quality Management District's Rule 1403 as well as all other state and federal rules and regulations.

**VIII c1. Single Family/Multi Family Hillside Dwelling**

Environmental impacts may result from erosion of sloped hillsides carrying sediments into the stormwater drainage channels. However, the potential impacts will be mitigated to a level of insignificance by incorporating stormwater pollution control measures. Ordinance No. 172,176 and Ordinance No. 173,494 specify Stormwater and Urban Runoff Pollution Control which requires the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants must meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the following: (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>).

- Project applicants are required to implement stormwater BMPs to retain or treat the runoff from a storm event producing 3/4 inch of rainfall in a 24 hour period. The design of structural BMPs shall be in accordance with the Development Best Management Practices Handbook Part B Planning Activities. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard is required.
- Post development peak stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increase peak

stormwater discharge rate will result in increased potential for downstream erosion.

- Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.
- Limit clearing and grading of native vegetation at the project site to the minimum needed to build lots, allow access, and provide fire protection.
- Maximize trees and other vegetation at each site by planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.
- Promote natural vegetation by using parking lot islands and other landscaped areas.
- Preserve riparian areas and wetlands.
- Cut and fill slopes in designated hillside areas shall be planted and irrigated to prevent erosion, reduce run-off velocities and to provide long-term stabilization of soil. Plant materials include: grass, shrubs, vines, ground covers, and trees.
- Incorporate appropriate erosion control and drainage devices, such as interceptor terraces, berms, vee-channels, and inlet and outlet structures, as specified by Section 91.7013 of the Building Code. Protect outlets of culverts, conduits or channels from erosion by discharge velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted riprap, or concrete rubble placed at the outlet of a pipe. Install sediment traps below the pipe outlet. Inspect, repair, and maintain the outlet protection after each significant rain.
- Any connection to the sanitary sewer must have authorization from the Bureau of Sanitation.
- All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language (such as "NO DUMPING - DRAINS TO OCEAN") and/or graphical icons to discourage illegal dumping.
- Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.
- Legibility of stencils and signs must be maintained.
- Materials with the potential to contaminate stormwater must be: (1) placed in an enclosure such as, but not limited to, a cabinet, shed, or similar structure that prevent contact with runoff spillage to the stormwater conveyance system; or (2) protected by secondary containment structures such as berms, dikes, or curbs.
- The storage area must be paved and sufficiently impervious to contain leaks and spills.
- The storage area must have a roof or awning to minimize collection of stormwater within the secondary containment area.
- The owner(s) of the property will prepare and execute a covenant and agreement

(CONTINUED ON NEXT PAGE)



(Planning Department General form CP-6770) satisfactory to the Planning Department binding the owners to post construction maintenance on the structural BMPs in accordance with the Standard Urban Stormwater Mitigation Plan and or per manufacturer's instructions.

**XIII c1. Public Services (Schools)**

Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a level of insignificance by the following measure:

- Payment of school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**XIV a. Recreation (Increase Demand For Parks Or Recreational Facilities)**

Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated by the following measure:

- Per Section 17. 12-A of the LA Municipal Code, the applicant shall pay the applicable Quimby fees for the construction of condominiums, or Recreation and Park fees for construction of apartment buildings.

**XVII d. End**

The conditions outlined in this proposed mitigated negative declaration which are not already required by law shall be required as condition(s) of approval be the decision-making body except as noted on the face page of this document.

Therefore, it is concluded that no significant impacts are apparent which might result from this project's implementation.

# CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK  
ROOM 615, CITY HALL  
LOS ANGELES, CALIFORNIA 90012

## CALIFORNIA ENVIRONMENTAL QUALITY ACT

# INITIAL STUDY AND CHECKLIST

(Article IV – City CEQA Guidelines)

<b>LEAD CITY AGENCY</b>	<b>COUNCIL DISTRICT</b>	<b>DATE</b>
Department of City Planning	CD 2	12-9-2003
<b>RESPONSIBLE AGENCIES</b>		

<b>PROJECT TITLE/NO.</b>	<b>CASE NO.</b>
	ENV-2003-5945-MND
<b>PREVIOUS ACTIONS CASE NO.</b>	<input type="checkbox"/> DOES have significant changes from previous actions. <input type="checkbox"/> DOES NOT have significant changes from previous actions.
TT-60410	

**PROJECT DESCRIPTION:**  
A tentative tract map to subdivide an existing 35,108 sf lot into 5 single family dwelling lots in an R1-1 zone.  
**ENVIRONMENTAL SETTING:**

The subject site consists of a flat, irregular shaped rectangular parcel of land with an existing single family home at the front part of the parcel and a guest house (to be demolished) toward the rear part. Surrounding land uses are as follows: North, South, East and West -single family homes in an R1-1 zone.

**PROJECT LOCATION:**  
10562, 10604 N. Hillhaven Ave.

<b>PLANNING DISTRICT</b>	<b>AREA PLANNING COMMISSION</b>	<b>STATUS:</b>
Sunland - Lake View Terrace - Shadow Hills - East La Tuna Canyon	North Valley	<input type="checkbox"/> PRELIMINARY <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/> ADOPTED      date:
<b>EXISTING ZONING</b>	<b>MAX. DENSITY ZONING</b>	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN
R1-1	R1	
<b>PLANNED LAND USE &amp; ZONE</b>	<b>MAX. DENSITY PLAN</b>	<input type="checkbox"/> DOES NOT CONFORM TO PLAN
Low Density Residential (R1)	Low Density Residential	
<b>SURROUNDING LAND USES</b>	<b>PROJECT DENSITY</b>	<input type="checkbox"/> NO DISTRICT PLAN
See Environmental Setting above	Low Density Residential	

**DETERMINATION (To be completed by Lead Agency)**

**On the basis of this initial evaluation:**

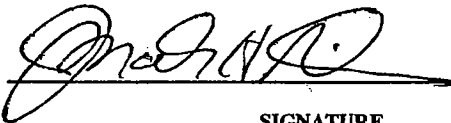
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.



SIGNATURE

City Planning Assistant

TITLE

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, "Earlier Analysis," 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.

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**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics           | <input checked="" type="checkbox"/> Hazards & Hazardous Materials | <input checked="" type="checkbox"/> Public Services         |
| <input type="checkbox"/> Agricultural Resources          | <input checked="" type="checkbox"/> Hydrology/Water Quality       | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality                     | <input type="checkbox"/> Land Use/Planning                        | <input type="checkbox"/> Transportation/Traffic             |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Mineral Resources                        | <input type="checkbox"/> Utilities/Service Systems          |
| <input type="checkbox"/> Cultural Resources              | <input type="checkbox"/> Noise                                    | <input type="checkbox"/> Mandatory Findings of Significance |
| <input checked="" type="checkbox"/> Geology/Soils        | <input type="checkbox"/> Population/Housing                       |   |

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**INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)**

**BACKGROUND**

<b>PROPONENT NAME</b> Steve Nazemi	<b>PHONE NUMBER</b> (714) 665-1580
<b>PROPONENT ADDRESS</b> 45 Solstice, Irvine, CA 92602	
<b>AGENCY REQUIRING CHECKLIST</b> Department of City Planning	<b>DATE SUBMITTED</b> 8-27-2003
<b>PROPOSAL NAME (If Applicable)</b>	

**ENVIRONMENTAL IMPACTS**

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**I. AESTHETICS.** Would the project:

- a. Have a substantial adverse effect on a scenic vista?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- 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 city-designated scenic highway?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- c. Substantially degrade the existing visual character or quality of the site and its surroundings?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact

**II. AGRICULTURAL RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact

**III. AIR QUALITY.** The significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations. Would the project result in:

- a. Conflict with or obstruct implementation of the SCAQMD or Congestion Management Plan?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact
- b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?  Potentially Significant Impact,  Potentially Significant Unless Mitigation Incorporated,  Less Than Significant Impact,  No Impact

- |  | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact        | No Impact                           |
|--|--------------------------------|--|-------------------------------------|-------------------------------------|
| c. Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment (ozone, carbon monoxide, & PM 10) under an applicable federal or state ambient air quality standard? | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d. Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>       | <input type="checkbox"/>                               | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**IV. BIOLOGICAL RESOURCES.** Would the project:

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service ?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| 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?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance (e.g., oak trees or California walnut woodlands)?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**V. CULTURAL RESOURCES:** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a. Cause a substantial adverse change in significance of a historical resource as defined in State CEQA §15064.5? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Cause a substantial adverse change in significance of an archaeological resource pursuant to State CEQA §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VI. GEOLOGY AND SOILS.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of 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? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potential result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**VII. HAZARDS AND HAZARDOUS MATERIALS.**  
Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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? *asbestos*

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**VIII. HYDROLOGY AND WATER QUALITY.** Would the proposal result in:

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Substantially deplete groundwater supplies or interfere 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 land uses for which permits have been granted)?

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

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



Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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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?

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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f. Otherwise substantially degrade water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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g. Place housing within a 100-year flood plain as mapped on federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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h. Place within a 100-year flood plain structures which would impede or redirect flood flows?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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i. Expose people or structures to a significant risk of loss, inquiry or death involving flooding, including flooding as a result of the failure of a levee or dam?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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j. Inundation by seiche, tsunami, or mudflow?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**IX. LAND USE AND PLANNING.** Would the project:

a. Physically divide an established community?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Conflict with 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, coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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c. Conflict with any applicable habitat conservation plan or natural community conservation plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**X. MINERAL RESOURCES.** Would the project:

a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**XI. NOISE.** Would the project:

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exposure of persons to or generation of noise in level in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of people to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XII. POPULATION AND HOUSING.** Would the project:

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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XIII. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                                     |                                     |                          |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| c. Schools?                                       | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| d. Parks?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e. Other governmental services (including roads)? | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**XIV. RECREATION.**

- |  |                          |                                     |                          |                                     |
|--|--------------------------|-------------------------------------|--------------------------|-------------------------------------|
| a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |
| b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**XV. TRANSPORTATION/CIRCULATION.** Would the project:

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to ratio capacity on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c. 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?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d. Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e. Result in inadequate emergency access?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f. Result in inadequate parking capacity?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**XVI. UTILITIES. Would the project:**

	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resource, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE.**

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project have impacts which are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have environmental effects which cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)**

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This environmental impact assessment utilized official City of Los Angeles and other official government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, were used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on the stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other available data and reliable reference materials known at the time.

As stated above, project specific impacts were evaluated and based on all relevant facts as indicated in the Environmental Assessment Form from the applicant's project description and supportive materials. Both the Initial Study Checklist and companion Worksheet, in conjunction with the City of Los Angeles's Adopted Thresholds Guide, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act.

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2003-5945-MND and the associated case, TT-60410. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

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

**ADDITIONAL INFORMATION:**

This document was prepared in compliance with Public Resources Code section 21082.2 and CEQA Guidelines sections 15063, 15064, 15065, 15070, and 15071.

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

For City information, addresses and phone numbers: visit the City's website at [www.lacity.org](http://www.lacity.org) ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [www.lacity.org/PLN/](http://www.lacity.org/PLN/) or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY	TITLE	TELEPHONE #	DATE
Jonathan Riker	City Planning Assistant	(213) 978-1356	12/10/03

# FISH AND GAME FEE (AB 3158)

ENV-2003-5945-MND

Based on the Initial Study prepared by the Environmental Staff, it is recommended that the project be:

- Exempt from the Fish and Game Fee\*
- Not Exempt from the Fish and Game Fee

Items checked on the Initial Study Checklist (circle when appropriate):

AIR QUALITY: III a III b III c III d

BIOLOGICAL RESOURCES: IV a IV b IV c IV d IV e IV f

GEOLOGY AND SOILS: VI ai-aiv VI b VI c VI d VI e

HAZARDS AND HAZARDOUS MATERIALS: VII a VII b VII c VII d VII e VII f  
VII g VII h

HYDROLOGY AND WATER QUALITY: VIII a VIII b VIII c VIII d VIII e VIII f  
VIII g VIII h VIII i VIII j

MANDATORY FINDINGS: XVII a XVII b XVII c

\* A Certificate of Fee Exemption will be prepared by the environmental staff

CALIFORNIA DEPARTMENT OF FISH AND GAME  
**CERTIFICATE OF FEE EXEMPTION**

De Minimis Impact Finding

<b>PROJECT TITLE (INCLUDING ITS COMMON NAME, IF ANY)</b>  <b>TRACT/PARCEL MAP NO. 60410</b>  <b>ZA NO.</b>	<b>MND NO.</b>  <b>ENV-2003-5945-MND</b>
<b>PROJECT DESCRIPTION</b>  Tentative Tract Map to subdivide an existing 35,108 square-foot lot into 5 single-family dwelling lots in an R1-1 zone.	
<b>PROJECT ADDRESS</b>  10562 and 10604 N. Hillhaven Avenue; Sunland-Lake View Terrace-Shadow Hills-East La Tuna Canyon  <p style="text-align: center;">COUNTY OF LOS ANGELES</p>	
<b>APPLICANT NAME AND ADDRESS</b>  DHS & Associates Steve Nazemi 45 Solstice Irvine, CA 92602	
<b>FINDINGS OF EXEMPTIONS</b>  Based on the Initial Study prepared by the City Planning Department and all evidence in the record, on <u>December 10, 2003</u> it is determined that the subject project, which is located in Los Angeles County, WILL NOT have an adverse impact in wildlife resources or their habitat as defined by Fish and Game Code Section 711.2 of the Fish and Game Code, Because: <ul style="list-style-type: none"> <li><input type="checkbox"/> The Initial Study prepared for the project identifies no, potential adverse impact on fish or wildlife resources as far as earth, air, water, plant life, animal life, or risk of upset are concerned.</li> <li><input checked="" type="checkbox"/> Measures are required as part of this approval which will mitigate the above mentioned impacts, to a level of insignificance.</li> <li><input type="checkbox"/> The project site, as well as the surrounding area (is presently) (was) developed with residential structures and does not provide a natural habitat for either fish or wildlife.</li> </ul>	
<b>CERTIFICATION</b>  I hereby certify that the Los Angeles Planning Department has made the above findings of fact and that based upon the initial study and hearing record the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.	
<b>CHIEF PLANNING OFFICIAL</b>	<b>SIGNATURE</b>
<b>DATE OF PREPARATION</b>	<b>PRINT NAME</b>

LEAD CITY AGENCY  
 LOS ANGELES CITY PLANNING DEPARTMENT, 200 N. SPRING STREET, ROOM 763, LOS ANGELES, CA 90012  
 COUNTY OF LOS ANGELES

(FORM 4/92)