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## **VI. ALTERNATIVES TO THE PROPOSED PROJECT**

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### **INTRODUCTION**

Section 21002.1(a) of the California Environmental Quality Act (CEQA) Statutes (Public Resources Code) states the following:

The purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to a project, and to indicate the manner in which those significant effects can be mitigated or avoided.

Section 15126.6(a) of the CEQA Guidelines states the following:

An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the similar merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation. An EIR is not required to consider alternatives which are infeasible. The lead agency is responsible for selecting a range of project alternatives for examination and must publicly disclose its reasoning for selecting those alternatives. There is no ironclad rule governing the nature or scope of the alternatives to be discussed other than the rule of reason.

### **Purpose**

Section 15126.6(b) of the CEQA Guidelines states the following:

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment, the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of project objectives, or would be more costly.

### **Selection of a Reasonable Range of Alternatives**

Section 15126.6(c) of the CEQA Guidelines states the following:

The range of potential alternatives to the proposed project shall include those that could feasibly accomplish most of the basic objectives of the project and could avoid or substantially lessen one or more of the significant effects. The EIR should briefly describe the rationale for selecting the alternatives to be discussed. The EIR should also identify any alternatives that were considered by the lead agency but were rejected as infeasible during the scoping process and briefly explain the reasons underlying the lead agency's determination. Additional information explaining the choice of alternatives may be included in the administrative record. Among the factors that may be used to eliminate alternatives from detailed consideration in an EIR are: (i) failure to meet most of the basic project objectives, (ii) infeasibility, or (iii) inability to avoid significant environmental impacts.

## Level of Detail

The CEQA Guidelines do not require the same level of detail in the alternatives analysis as in the analysis of the proposed project. Section 15126.6(d) of the CEQA Guidelines states the following:

The EIR shall include sufficient information about each alternative to allow meaningful evaluation, analysis, and comparison with the proposed project. A matrix displaying the major characteristics and significant environmental effects of each alternative may be used to summarize the comparison. If an alternative would cause one or more significant effects in addition to those that would be caused by the project as proposed, the significant effects of the alternative shall be discussed, but in less detail than the significant effects of the project as proposed.

## Assumptions and Methodology

To develop project alternatives, the EIR preparers considered the project objectives and the significant impacts identified in Section IV of this Draft EIR, identified those significant impacts that could be substantially avoided or reduced through an alternative, and determined the modifications to the project that would be needed to meet most of the basic objectives of the proposed project and substantially reduce or avoid the significant impacts of the project. The objectives of the proposed project are as follows:

- To design a project that conforms to the local character, the climate, and surrounding environment
- To allow for development of the site while minimizing tree removal, disruption to biological and cultural resources, and landform alteration
- Create infill development in close proximity to employment centers, without displacing any existing residents
- Exercise a substantial property right as enjoyed by other properties within the same zone and vicinity

## Alternatives Rejected as Being Infeasible

### *Open Space/Parkland/Wildlife Conservation Alternative*

This alternative, requested through public comments, considered conservation of the project site for open space/parkland managed by the MRCA. However, this alternative was rejected for further analysis, because it is inconsistent with the City's zoning and land use designations. Conservation of the property as open space does not meet the basic objectives of the project:

- Open space would not provide a project that conforms to the local character, the climate, and the surrounding environment.
- Open space would not allow for development of the site while minimizing tree removal, disruption to biological and cultural resources, and landform alteration.
- Open space would not create infill development in close proximity to employment centers without displacing any existing residents.
- Open space would not exercise a substantial property right as enjoyed by other properties within the same zone and vicinity.

## Alternatives Carried Forward for Detailed Evaluation

Alternatives addressed in this Draft EIR were derived from work undertaken by the City, as well as from comments that were received in response to the Notice of Preparation of the EIR.

The resulting range of alternatives considered in this Draft EIR consists of the following:

- Alternative A: Reduced Project
- Alternative B: Reduced Project with Conservation Easements
- Alternative C: Alternative Location
- Alternative D: No Project Alternative

A comparison of the features of each alternative is shown in Table VI-1, *Comparison of Alternatives*.

**Table VI-1**  
**Comparison of Alternatives**

Project Features	Proposed Project	Alternative A: Reduced Project	Alternative B: Reduced Project with Conservation Easements	Alternative C: Alternative Location	Alternative D: No Project
Building footprint (square feet)	3,826 sf	3,338 sf	3,338 sf	3,826 sf	0 sf
Developed area (building and hardscape) (square feet)	7,031 sf	6,355 sf	6,355 sf	7,031 sf	0 sf
Percentage of building footprint of 22,282-square-foot lot	17%	15%	15%	17%	0%
Percentage developed of 22,282-square-foot lot	31.6%	28.5%	28.5%	31.6%	0%
Grading amount (cubic yards)	1,203 CY export	1,114 CY export	1,114 CY export	1,203 CY export or similar	0 CY
Number of oak trees removed	3 coast live oaks; 1 scrub oak	3 coast live oaks	3 coast live oaks	Unknown	0
Number of replacement oak trees	12 coast live oaks (4:1 ratio)	12 coast live oaks (4:1 ratio)	12 coast live oaks (4:1 ratio)	Unknown	0
Compliance with the MSPSP and the City of Los Angeles Hillside Ordinance	Requires variance for exceeding export limits by 203 CY	Requires variance for exceeding export limits by 114 CY	Requires variance for exceeding export limits by 114 CY	Requires variance for exceeding export limits by 203 CY	Yes
Area of conservation easements	None	None	13,939.2 square feet (0.32 acre)	None	None

A summary of the ability of the proposed project and alternatives under consideration to meet the objectives of the project is presented in Table VI-2, *Summary of the Ability of the Proposed Project and Alternatives to Attain Project Objectives*. As shown in Table VI-2, the proposed project would meet all of the basic project objectives. Although the No Project Alternative is not capable of meeting most of the basic objectives of the proposed project, it has been analyzed as required by CEQA. The Reduced Project with Conservation Easements Alternative is the environmentally superior action alternative.

**Table VI-2**  
**Summary of the Ability of the Proposed Project and Alternatives**  
**to Attain Project Objectives**

<b>Project Objectives</b>	<b>Proposed Project</b>	<b>Alternative A: Reduced Project</b>	<b>Alternative B: Reduced Project with Conservation Easements</b>	<b>Alternative C: Alternative Location</b>	<b>Alternative D: No Project</b>
1. To design a project that conforms to the local character, the climate, and surrounding environment.	Yes	Yes	Yes	Yes	No
2. To allow for development of the site while minimizing tree removal, disruption to biological and cultural resources, and landform alteration.	Yes	Yes	Yes	Yes	No
3. Create infill development in close proximity to employment centers without displacing any existing residents.	Yes	Yes	Yes	Yes	No
4. Exercise a substantial property right as enjoyed by other properties within the same zone and vicinity.	Yes	Yes	Yes	Yes	No

Table VI-3, *Summary Impacts for Proposed Project and Alternatives*, provides a comparison analysis of impacts associated with the proposed project and the alternatives. Table VI-3 is followed by a detailed comparison of the proposed project and the alternatives.

**Table VI-3**  
**Summary of Impacts for Proposed Project and Alternatives**

	Proposed Project	Alternative A: Reduced Project	Alternative B: Reduced Project with Conservation Easements	Alternative C: Alternative Location	Alternative D: No Project
Aesthetics	Not significant	Fewer	Fewer	Fewer	Fewer
Agriculture and Forestry Resources	Not significant	Fewer	Fewer	Equal	Fewer
Air Quality	Not significant	Equal	Equal	Equal	Fewer
Biological Resources	Mitigated	Fewer	Fewer	Fewer	Fewer
Cultural Resources	Mitigated	Fewer	Fewer	Equal	Fewer
Geology/Soils	Not significant	Fewer	Fewer	Equal	Fewer
Greenhouse Gas Emissions	Not significant	Fewer	Fewer	Equal	Fewer
Hazards & Hazardous Materials	Not significant	Equal	Equal	Equal	Fewer
Hydrology/Water Quality	Not significant	Fewer	Fewer	Equal	Fewer
Land Use/Planning	Not significant	Equal	Equal	Equal	Equal
Minerals	Not significant	Equal	Equal	Equal	Fewer
Noise	Mitigated	Equal	Equal	Equal	Fewer
Population/Housing	Not significant	Equal	Equal	Equal	Equal
Public Services	Not significant	Equal	Equal	Equal	Fewer
Recreation	Not significant	Equal	Equal	Equal	Fewer
Transportation/ Traffic	Not significant	Fewer	Fewer	Equal	Fewer
Utilities and Service Systems	Not significant	Equal	Equal	Equal	Fewer
<i>Note:</i> Considerations are based upon the overall worst impact of a particular environmental issue area.					
<i>Not significant</i> = no impact or less than significant impact.					
<i>Mitigated</i> = less than significant impact after mitigation.					
<i>Fewer / equal / greater</i> = comparison of the alternatives' impacts to the proposed project's impacts.					

## A REDUCED PROJECT

### Alternative Components

As with the proposed project, the Reduced Project Alternative would be developed at 3599 North Lankershim Boulevard. This alternative would entail the reduction of the proposed building footprint by 488 square feet to a 3,338-square-foot two-story house and basement (Figure VI.A-1, *Site Plan for Reduced Project Alternative*). As with the proposed project, the maximum plumb line (vertical) height of the reduced project residence envelope would not exceed the Baseline Hillside Ordinance's maximum of 30 feet from grade (Figure VI.A-2, *Building Elevations and Sections for Reduced Project Alternative*). The side yard on the northern side of the property would increase from a 12-foot minimum required setback from the neighbor's property to a 20-foot, 8-inch setback (Figure VI.A-3, *Setback Diagram for Reduced Project Alternative*). The patio area adjacent to the northwestern portion of the house would be reduced from the patio size of the proposed project by approximately 188 square feet to approximately 281 square feet, and the patio area adjacent to the southwestern portion of the house would remain at approximately 1,208 square feet with a 480 square-foot pool. This alternative would allow for the preservation of the scrub oak that would need to be removed for the proposed project but still require the removal of the three coast live oak trees that would be removed for the proposed project. As with the proposed project, for this alternative the three coast live oak trees would be replaced at a ratio of 4:1 on the project site. The driveway would be the same as for the proposed project. In accordance with the building code requirements, this alternative would only require three (3) parking stalls instead of the four (4) stalls required for the proposed project. This alternative would entail the same construction scenario as the proposed project. Under this alternative, the building footprint would be reduced by approximately 15 percent.

Similar to the proposed project, the Reduced Project Alternative would require a variance from the City's Baseline Hillside Ordinance to export 114 cubic yards (cy) of earth beyond the Hillside Ordinance's export limits (Figure VI.A-4, *Grading Plan for Reduced Project Alternative*).<sup>1</sup> As with the proposed project, the Reduced Project Alternative includes landscaping in the immediate vicinity of the residence to visually shield neighboring properties and Mulholland Drive while retaining the existing riparian vegetation and portions of the existing live oak woodland on the project site (Figure VI.A-5, *Landscape Plan for Reduced Project Alternative*). Both the proposed project and the Reduced Project Alternative would result in potentially significant impacts to biological resources, cultural resources, and noise. As with the proposed project, the Reduced Project Alternative would require implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, CUL-1, CUL-2, and NOI-1, as well as Regulatory Compliance Measures BIO-1 and CUL-1, to reduce impacts to below the level of significance.

### Objectives and Feasibility

As with the proposed project, the Reduced Project Alternative is capable of achieving all four of the basic objectives of the proposed project (see Table VI-2). It would still conform to the local character, the climate, and surrounding environment; it would allow for development of the site while minimizing tree removal, disruption to biological and cultural resources, and landform alteration to a greater degree than the proposed project; it would create infill development in close proximity to employment centers without displacing any existing residents; and it would exercise a substantial property right as enjoyed by other properties within the same zone and vicinity.

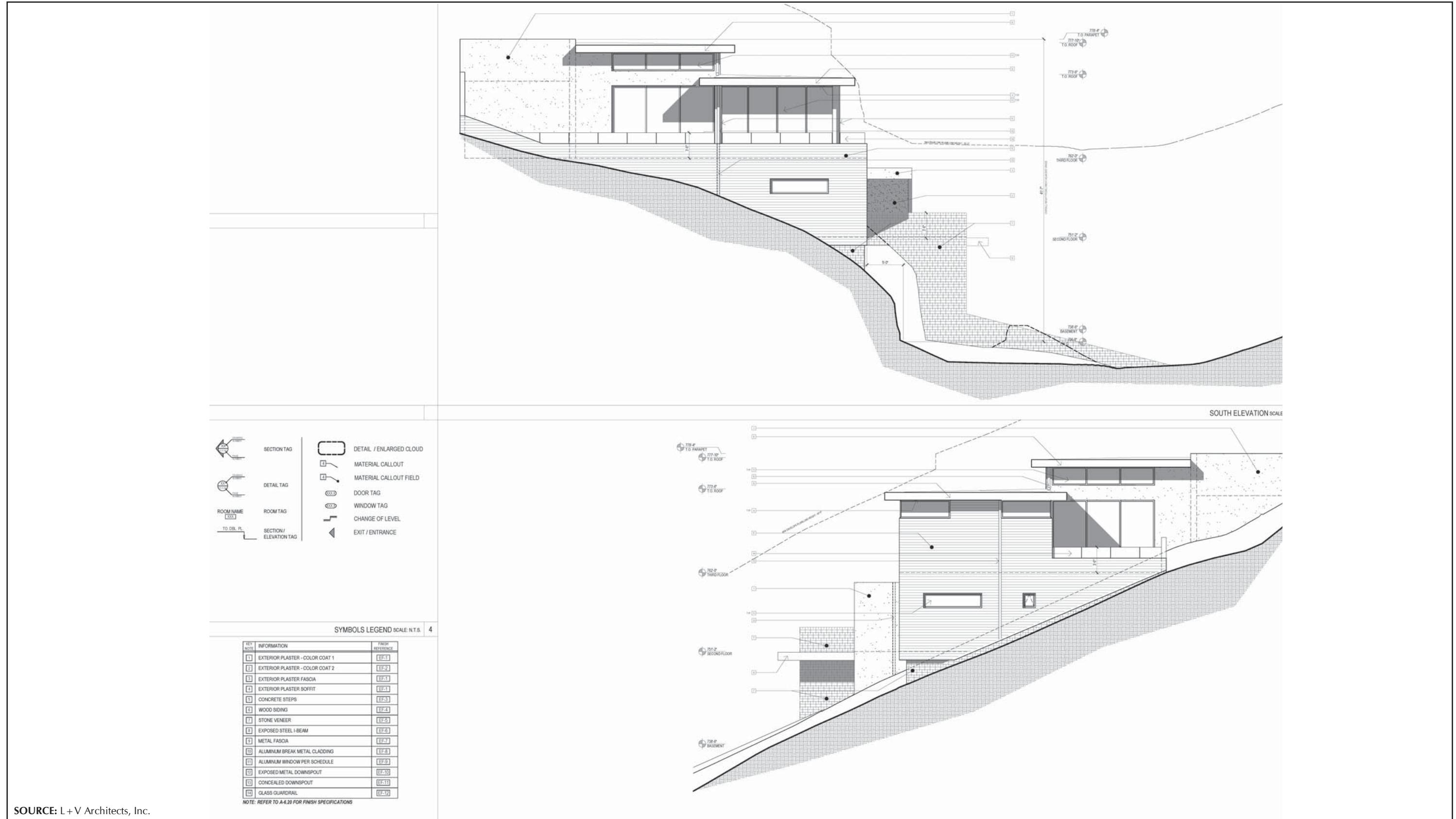
<sup>1</sup> City of Los Angeles Department of City Planning. 30 March 2011. Ordinance No. 181624. Available at: [http://planning.lacity.org/Code\\_Studies/HillsideAreaDefinitionAmendment/AdoptedBaselineHillsideOrdinance.pdf](http://planning.lacity.org/Code_Studies/HillsideAreaDefinitionAmendment/AdoptedBaselineHillsideOrdinance.pdf)



**SOURCE:** L+V Architects, Inc.

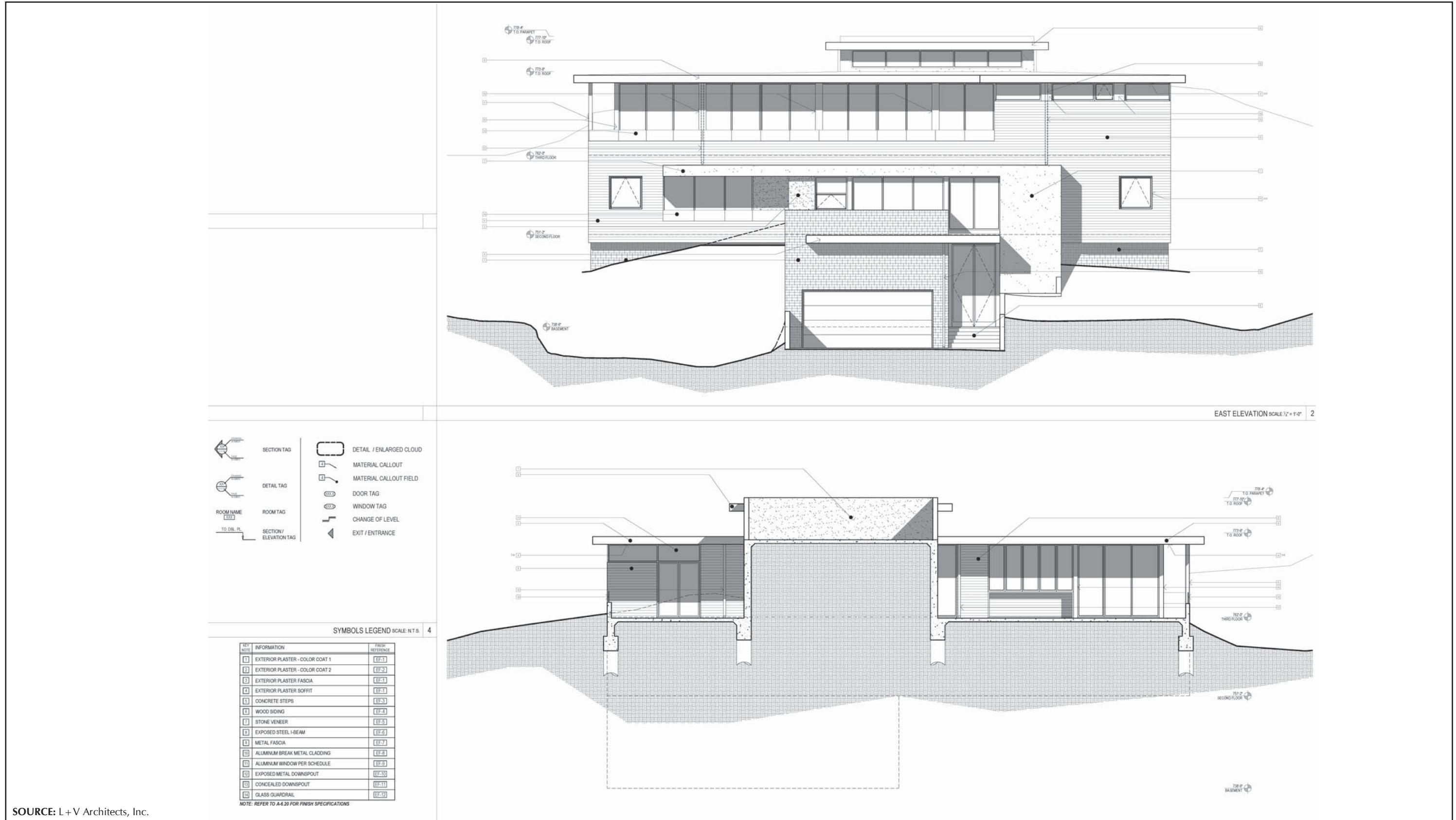


**FIGURE VI.A-1**



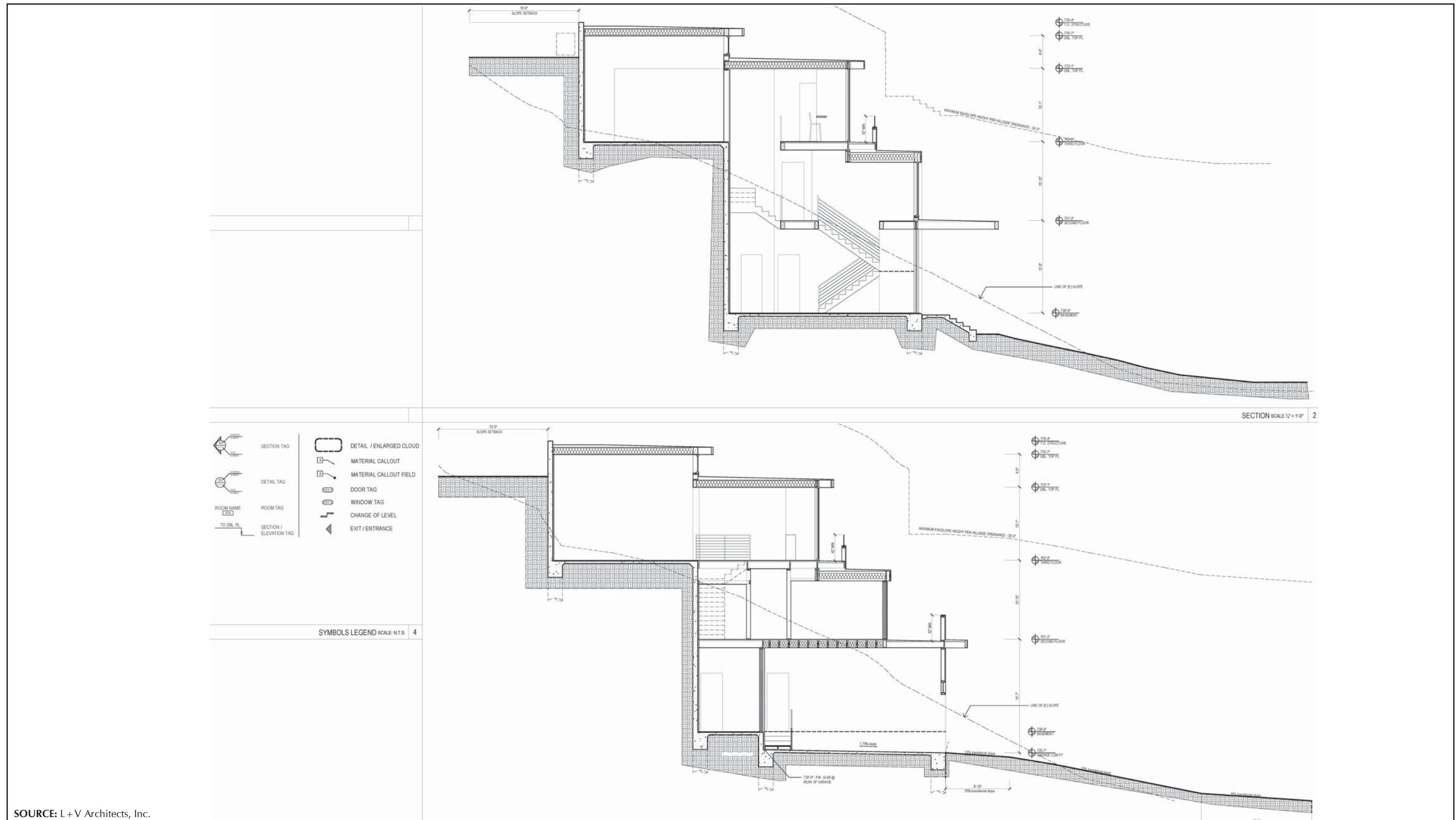
**FIGURE VI.A-2**

Building Elevations and Sections for Reduced Project Alternative



**FIGURE VI.A-2**

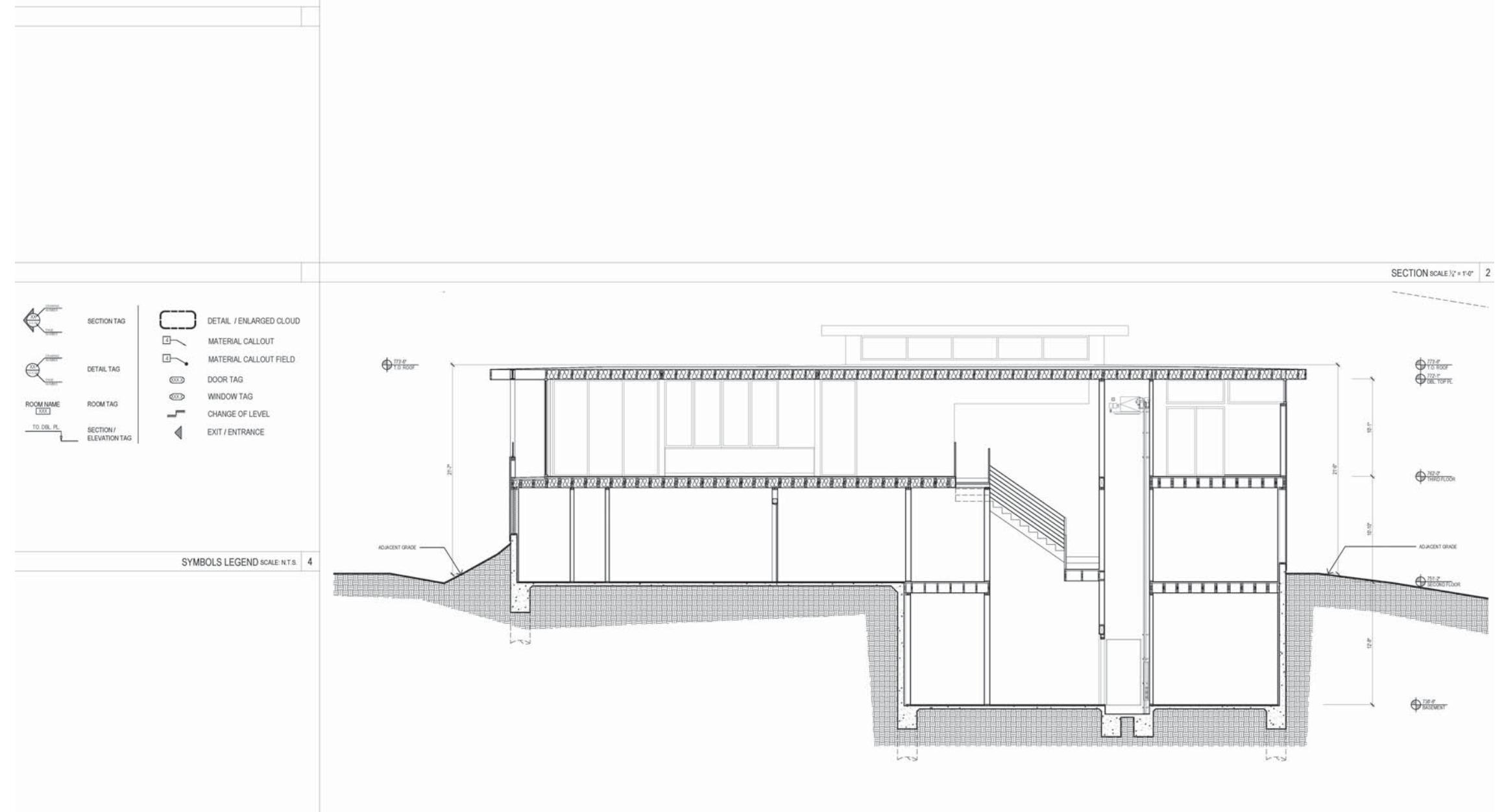
Building Elevations and Sections for Reduced Project Alternative



SOURCE: L+V Architects, Inc.



**FIGURE VI.A-2**



SOURCE: L+V Architects, Inc.



**FIGURE VI.A-2**

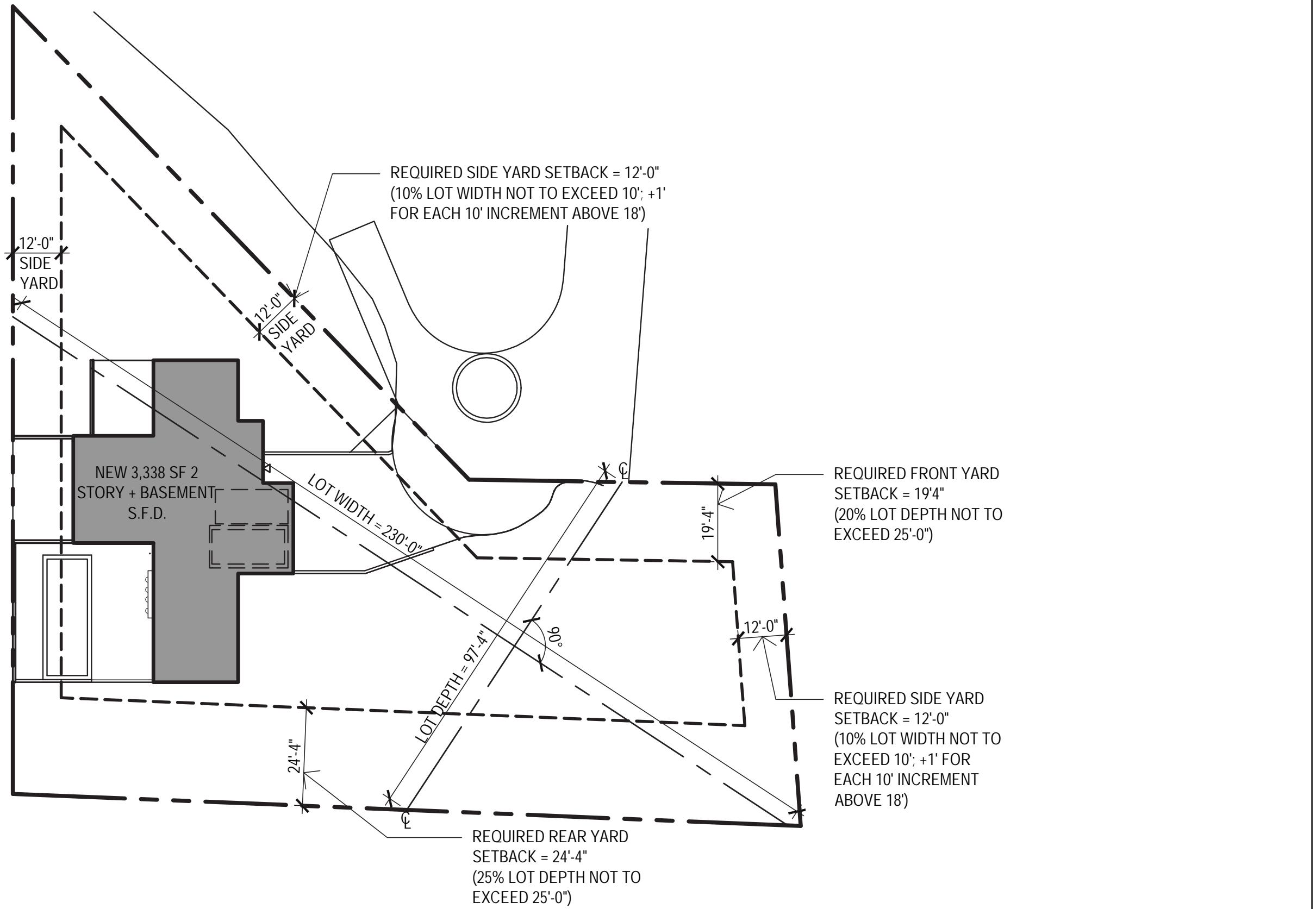


FIGURE VI.A-3

Setback Diagram for Reduced Project Alternative

## TENTATIVE LOW IMPACT DEVELOPMENT PLAN

3599 NORTH LANKERSHIM BLV  
LOS ANGELES, CA 90068



## EARTHWORK QUANTITIES

### UNDER BUILDING FOOTPRINT

CUT = 994 C.Y.  
FILL = 0 C.Y.

### OUTSIDE BUILDING FOOTPRINT

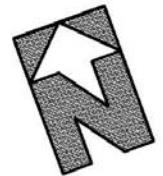
CUT = 339 C.Y.  
FILL = 130 C.Y.

TOTAL:

CUT = 1,333 C.Y.  
FILL = 130 C.Y.

MAX CUT = 22'  
LOCATED ON THE MOST WESTERLY  
CORNER OF THE 1ST LEVEL

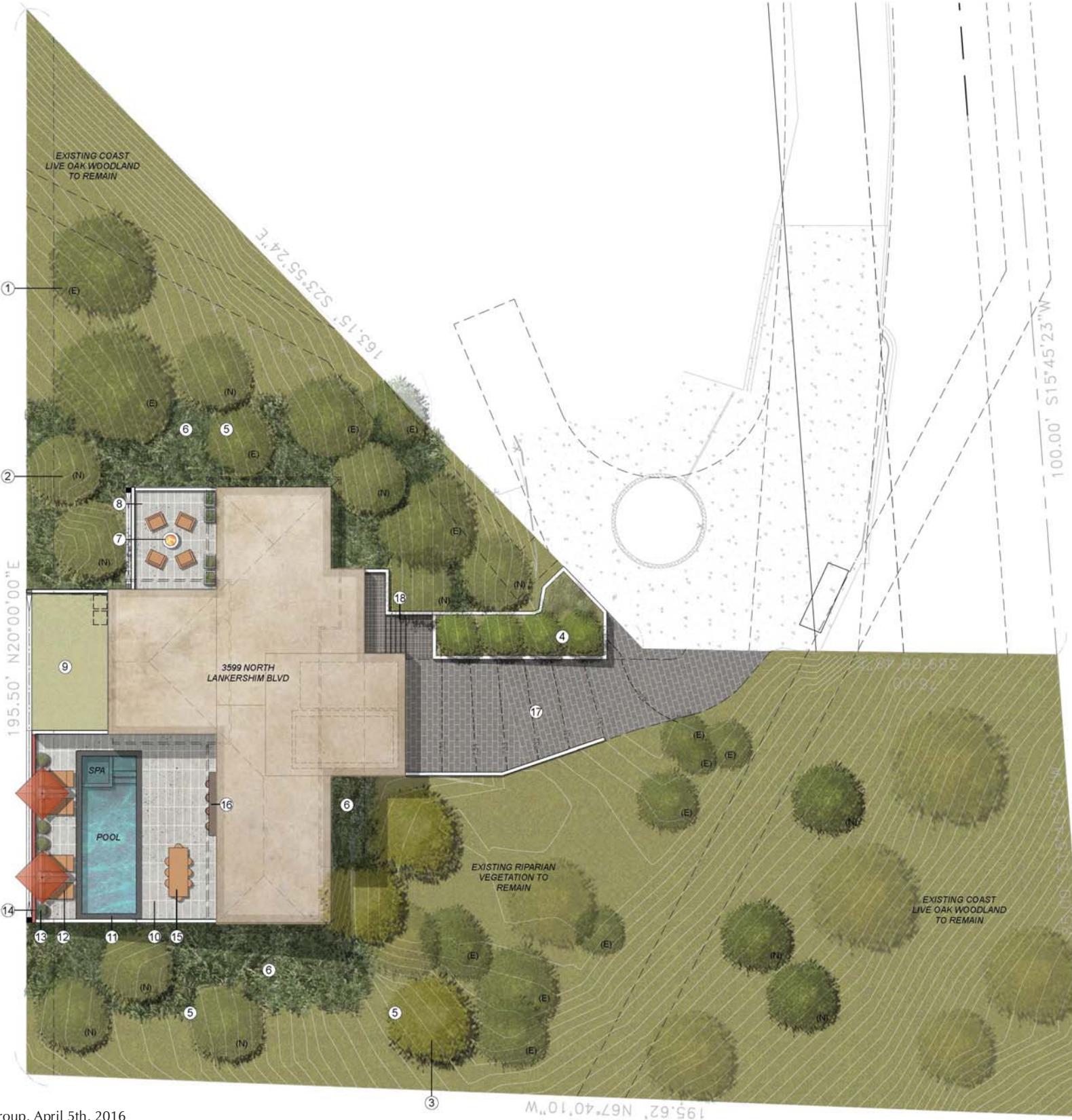
MAX FILL = 10'  
LOCATED @ THE MOST EASTERN CORNER OF THE PROPOSED ROOF LEVEL SIDEYARD



SOURCE: L+V Architects, Inc.

**FIGURE VI.A-4**

## Grading Plan for Reduced Project Alternative



- ① (E) PROTECTED OAK TREES TO REMAIN
- ② (N) NEW NATIVE OAK TREES. MINIMUM (6) PER MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
- ③ (3) NEW NATIVE SYCAMORE TREES
- ④ FRUITLESS OLIVE ACCENT TREES AT LID PLANTER, UNDERPLANTED WITH CEANOTHUS 'YANKEE POINT' AND HESPERALOE PARVIFLORA ACCENT PLANTING
- ⑤ NEW TREES ADD VISUAL SCREENING TO NEIGHBORING PROPERTIES AND MULHOLLAND PARKWAY
- ⑥ MAXIMUM IMPACT ZONE TO BE RESTORED TO COAST LIVE OAK WOODLAND USING EXISTING ON-SITE PLANT TYPES AND THE APPROVED MULHOLLAND PLANT LIST
- ⑦ GARDEN PATIO WITH FIRE PIT AND LOUNGE SEATING
- ⑧ PORCELAINE STONE-LIKE PAVERS. 'RECTANGULAR STACKED PATTERN.'
- ⑨ UTILITY SPACE (POOL EQUIPMENT AND AC UNITS). LANDSCAPE TO BE USED FOR SCREENING IN THIS AREA.
- ⑩ POOL DECK. PORCELAINE STONE-LIKE PAVERS. 'RECTANGULAR STACKED PATTERN.'
- ⑪ BLACK ACCENT POOL COPING
- ⑫ CHAISE LOUNGES WITH UMBRELLAS
- ⑬ POTTED ACCENT PLANTING
- ⑭ COLOR ACCENT WALL TREATMENT
- ⑮ OUTDOOR DINING TABLE
- ⑯ OUTDOOR BAR
- ⑰ DRIVEWAY. FULL-SIZED GRANITE PERMEABLE PAVERS. SET ON SAND SETTING BASE AND COMPACTED SUB-BASE
- ⑲ COBBLE STONE ENTRY. SET ON CONCRETE SUB-SLAB

PLANT LIST: TREES	WUCOLS
LYONOTHAMNUS FLOR. SSP. ASPLENDIIFOLIUM PLATANUS RACEMOSA QUERCUS AGRIFOLIA	LOW MODERATE VERY LOW
<b>PLANT LIST: SHRUBS</b>	
5 GAL - CEANOTHUS THYRSIFLORUS 'YANKEE POINT' 5 GAL - HESPERALOE PARVIFLORA	LOW VERY LOW
<b>PLANT LIST: RESTORED IMPACT ZONE</b>	
5 GAL - ACMISPION GLABER 5 GAL - ADENOSTOMA FASCICULATUM 5 GAL - ARTEMISIA CALIFORNICA 5 GAL - BACCHARIS PILULARIS 'PIGEON POINT' 5 GAL - CEANOTHUS SPINOSUS 5 GAL - HETEROMELES ARBUTIFOLIA 5 GAL - RHAMNUS ILICIFOLIA 1 GAL - ROMNEYA COULTERI 5 GAL - ROSA CALIFORNICA 5 GAL - SALVIA LEUCOPHYLLA	VERY LOW VERY LOW VERY LOW LOW VERY LOW VERY LOW VERY LOW VERY LOW VERY LOW LOW VERY LOW

SOURCE: Gaudet Design Group, April 5th, 2016

**FIGURE VI.A-5**  
Landscape Plan for Reduced Project Alternative

Reducing the building footprint by approximately 15 percent is feasible because it would not remove the core functions of the residence. Three parking stalls instead of four would still support the Project Applicant's needs.

### **Construction Scenario**

The Reduced Project Alternative affects only the size of the project. The construction scenario for this alternative would be the same as that described for the proposed project in Section III of this Draft EIR.

### **Comparative Impacts**

#### ***Aesthetics***

As with the proposed project, the Reduced Project Alternative would result in less than significant impacts to aesthetics. This alternative would generally have a similar visual character (i.e., building design, etc.) to the proposed project but would reduce the building envelope nearest to the closest adjacent residence. Thus, the Reduced Project Alternative would result in a lesser impact level than the proposed project because it would decrease the visual effect of the proposed project on the neighbor's views by providing an increased setback. As with the proposed project, no mitigation would be required.

#### ***Agriculture and Forestry Resources***

As with the proposed project, the Reduced Project Alternative would result in no impacts in regard to agriculture resources because there are none on the project site and less than significant impacts in regard to the loss of forest land or conversion of forest land to non-forest use because of the removal of three coast live oak trees. This alternative would result in a lesser impact level than the proposed project because the smaller footprint would retain one of the scrub oaks. Construction of the proposed project would result in removal of three coast live oak trees that would be replaced at a 4:1 ratio, beyond the 2:1 replacement ratio required by the MSPSP. As with the proposed project, no mitigation would be required.

#### ***Air Quality***

As with the proposed project, the Reduced Project Alternative would not result in significant impacts to air quality. This alternative would reduce the building footprint but would maintain similar construction emissions and vehicle trips. This would result in similar emissions for both stationary and mobile sources and similar impact levels to air quality to the proposed project. As with the proposed project, no mitigation would be required.

#### ***Biological Resources***

As with the proposed project, the Reduced Project Alternative would have the potential to result in significant impacts to biological resources. This alternative would generally have similar processes during construction (removal of vegetation, etc.) as the proposed project but would reduce the building footprint. Thus, the Reduced Project Alternative would result in similar biological resources impacts to the proposed project but to a lesser degree. Unlike the proposed project, the Reduced Project Alternative would allow for the preservation of the scrub oak that would need to be removed for the proposed project which would reduce impacts to biological resources. The Reduced Project Alternative would still require the removal of the three coast live oak trees and non-sensitive plant communities that would be removed for the proposed project. Therefore, implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 and Regulatory Compliance Measure BIO-1 would still be required.

### ***Cultural Resources***

The Reduced Project Alternative would have fewer impacts to cultural resources than the proposed project. This alternative would allow for reduced ground disturbance. However, this alternative would still require ground disturbance that may potentially uncover paleontological or tribal resources. Therefore, as with the proposed project, implementation of Mitigation Measures CUL-1 and CUL-2 and Regulatory Compliance Measure CUL-1 would still be required.

### ***Geology/Soils***

As with the proposed project, the Reduced Project Alternative would result in less than significant impacts to geology and soils. The Reduced Project Alternative would have fewer impacts to geology and soils than the proposed project. This alternative would allow for reduced ground disturbance, which may result in a smaller portion of the proposed project being built on medium expansive artificial fill. As with the proposed project, no mitigation would be required.

### ***Greenhouse Gas Emissions***

Similar to the proposed project, the Reduced Project Alternative would have less than significant impacts to greenhouse gas emissions. Given the same construction scenario and incorporation of the same sustainable building elements, the Reduced Project Alternative would have slightly fewer GHG emissions from the reduced building footprint. As with the proposed project, the Reduced Project Alternative would comply with the green building codes and other GHG emissions related policies. As with the proposed project, no mitigation would be required.

### ***Hazards and Hazardous Materials***

Similar to the proposed project, the Reduced Project Alternative would result in less than significant impacts to hazards and hazardous materials. The Reduced Project Alternative would result in the same impacts to hazards and hazardous materials as the proposed project because the project construction and operations would be similar. As with the proposed project, no mitigation would be required.

### ***Hydrology and Water Quality***

As with the proposed project, the Reduced Project Alternative would have the potential to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards, altering the existing drainage pattern, creating runoff water, and inundation by mudflow. This alternative would generally have similar processes during construction as the proposed project but would reduce the building footprint and amount of impervious surfaces. Thus, the Reduced Project Alternative would result in similar hydrology and water quality impacts as the proposed project but to a lesser degree. As with the proposed project, no mitigation would be required.

### ***Land Use and Planning***

As with the proposed project, the Reduced Project Alternative would result in no impacts in regard to land use and planning. The Reduced Project Alternative would result in the same impacts to land use and planning as the proposed project because it would involve the same permitted land use within the RE15 zone. As with the proposed project, no mitigation would be required.

***Mineral Resources***

As with the proposed project, the Reduced Project Alternative would result in no impacts in regard to mineral resources. The Reduced Project Alternative would result in the same impacts to mineral resources as the proposed project because it would be located on the same site as the proposed project. As with the proposed project, no mitigation would be required.

***Noise***

As with the proposed project, the Reduced Project Alternative would have the potential to result in significant impacts to noise. Given the same construction scenario, the Reduced Project Alternative would result in similar noise impacts as the proposed project. Therefore, construction noise related to the Reduced Project Alternative has the potential to exceed the City's existing noise regulation established in Section 112.05 of the LAMC and would require the implementation of Mitigation Measure NOI-1.

***Population/Housing***

As with the proposed project, the Reduced Project Alternative would not result in significant impacts to population and housing. The Reduced Project Alternative would result in the same impacts to population and housing as the proposed project because it would involve development of a single-family residence that would result in a negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project. As with the proposed project, no mitigation would be required.

***Public Services***

As with the proposed project, the Reduced Project Alternative would not result in significant impacts to public services. The Reduced Project Alternative would result in the same impacts to public services as the proposed project because it would be located at the same project site, involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project, and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

***Recreation***

As with the proposed project, the Reduced Project Alternative would not result in impacts to recreation. The Reduced Project Alternative would result in the same impacts to recreation as the proposed project because it would involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

***Transportation/Traffic***

As with the proposed project, the Reduced Project Alternative would not result in impacts to transportation/traffic. The Reduced Project Alternative would result in slightly fewer impacts because although the number of trips would be the same, the number of construction trips generated would be slightly lower due to the Reduced Project Alternative's reduced footprint. As with the proposed project, no mitigation would be required.

### **Utilities and Service Systems**

As with the proposed project, the Reduced Project Alternative would result in less than significant impacts in regard to the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects. The Reduced Project Alternative would have the same impact to utilities and service systems as the proposed project because it would generate the same amount of wastewater, require the same construction of new storm water drainage facilities, have the same water supply source, and generate the same solid waste disposal during operations. The Reduced Project Alternative would generate slightly less solid waste during construction than the proposed project due to the reduced building footprint. As with the proposed project, no mitigation would be required.

## **B REDUCED PROJECT WITH CONSERVATION EASEMENTS**

### **Alternative Components**

As with the proposed project, the Reduced Project with Conservation Easements Alternative would be developed at 3599 North Lankershim Boulevard. This alternative would entail the reduction of the proposed building footprint by 488 square feet to a 3,338-square-foot, two-story house with basement. Additionally, this alternative would dedicate two wildlife conservation easements on the northern portion of the property and the southern portion of the property to preserve the existing riparian community and oak plant community on the project site (Figure VI.B-1, *Site Plan for Reduced Project with Conservation Easements Alternative*). The side yard on the northern side of the property would increase from a 12-foot minimum required setback from the neighbor's property to a 20 foot, 8-inch setback. The patio area adjacent to the northwestern portion of the house would be reduced from the patio size of the proposed project by approximately 188 square feet to approximately 281 square feet, and the patio area adjacent to the southwestern portion of the house would remain at approximately 1,208 square feet with a 480-square-foot pool. This alternative would allow for the preservation of the scrub oak that would need to be removed for the proposed project but still require the removal of the three coast live oak trees that would be removed for the proposed project. The three coast live oak trees would still be replaced at a ratio of 4:1 on the project site. The driveway would be the same as for the proposed project. In accordance with the building code requirements, this alternative would only require three (3) parking stalls instead of the four (4) stalls required for the proposed project. This alternative would entail the same construction scenario as the proposed project. Under this alternative, the building footprint would be reduced by approximately 15 percent.

Similar to the proposed project, the Reduced Project with Conservation Easements Alternative would require a variance from the City's Baseline Hillsides Ordinance to export 114 cy of earth beyond the Hillsides Ordinance's export limits. As with the proposed project, the Reduced Project with Conservation Easements Alternative includes landscaping in the immediate vicinity of the residence to visually shield neighboring properties and Mulholland Drive while retaining the existing riparian vegetation and portions of the existing live oak woodland on the project site. Both the proposed project and the Reduced Project with Conservation Easements Alternative would result in potentially significant impacts to biological resources, cultural resources, and noise. As with the proposed project, the Reduced Project with Conservation Easements Alternative would require implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, BIO-4, CUL-1, CUL-2, and NOI-1, as well as Regulatory Compliance Measures BIO-1 and CUL-1, to reduce impacts to below the level of significance.



**FIGURE VI.B-1**

Site Plan for Reduced Project with Conservation Easements Alternative

## Objectives and Feasibility

As with the proposed project, the Reduced Project with Conservation Easements Alternative is capable of achieving all four of the basic objectives of the proposed project (see Table VI-2). Similar to the proposed project, the Reduced Project with Conservation Easements Alternative would require a variance from the City's Baseline Hillside Ordinance to export 114 cy of earth beyond the Hillside Ordinance's export limits. Reducing the building footprint by approximately 15 percent is feasible because it would not remove the core functions of the residence. Three parking stalls instead of four would still support the Project Applicant's needs. Dedicating the MRCA easement is feasible because MRCA has already acquired the adjacent parcel to the east of the proposed project site and MRCA is actively seeking to conserve additional land within the proposed Rim of the Valley Corridor Special Resource Study area that is currently undergoing public review for wildlife corridors and new park units.<sup>2</sup>

## Construction Scenario

The Reduced Project with Conservation Easements Alternative affects only the size of the project. The construction scenario for this alternative would be the same as that described for the proposed project in Section III of this Draft EIR.

## Comparative Impacts

### *Aesthetics*

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in less than significant impacts to aesthetics. This alternative would generally have a similar visual character (i.e., building design, etc.) to the proposed project but would reduce the building envelope nearest to the closest adjacent residence. Thus, the Reduced Project with Conservation Easements Alternative would result in a lesser impact level than the proposed project because it would decrease the visual effect of the proposed project on the neighbor's views by providing an increased setback and a reduction in development. Additionally, the MRCA easement would ensure the protection of the visual character of the oak woodland and riparian habitat on the remaining portion of the project site. Thus, the Reduced Project with Conservation Easements Alternative would result in fewer aesthetic impacts than the proposed project and restrict future impacts to visual character because the remaining tree canopy within these easements would be protected. As with the proposed project, no mitigation would be required.

### *Agriculture and Forestry Resources*

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in no impacts in regard to agriculture resources because there are none on the project site and less than significant impacts in regard to the loss of forest land or conversion of forest land to non-forest use due to the removal of three coast live oak trees. This alternative would result in a lesser impact level than the proposed project because the smaller footprint would retain one of the scrub oaks. Construction of the proposed project would result in removal of three coast live oak trees that would be replaced at a 4:1 ratio, beyond the 2:1 replacement ratio required by the MSPSP. Furthermore, the MRCA easement would ensure the protection of the oak woodland on the project site. As with the proposed project, no mitigation would be required.

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<sup>2</sup> National Park Service. Accessed 29 April 2015. Rim of the Valley Corridor Special Resource Study. Available at: <http://www.nps.gov/pwro/rimofthevalley/>

### **Air Quality**

As with the proposed project, the Reduced Project with Conservation Easements Alternative would not result in significant impacts to air quality. This alternative would reduce the building footprint but would maintain similar construction emissions and vehicle trips. This would result in similar emissions for both stationary and mobile sources and similar impact levels to air quality to the proposed project. As with the proposed project, no mitigation would be required.

### **Biological Resources**

As with the proposed project, the Reduced Project with Conservation Easements Alternative would have the potential to result in significant impacts to biological resources. This alternative would generally have similar processes during construction (removal of vegetation, etc.) as the proposed project but would reduce the building footprint. Thus, the Reduced Project with Conservation Easements Alternative would result in similar biological resources impacts as the proposed project but to a lesser degree. Unlike the proposed project, the Reduced Project with Conservation Easements Alternative would allow for the preservation of the scrub oak that would need to be removed for the proposed project which would reduce impacts to biological resources. This alternative would also dedicate two wildlife conservation easements on the northern portion of the property and the southern portion of the property to preserve the existing riparian community and oak plant community on the project site. The dedication of these wildlife conservation easements would result in fewer impacts to biological resources as the existing riparian and oak plant communities would be preserved. The Reduced Project with Conservation Easements Alternative would still require the removal of the three coast live oak trees and non-sensitive plant communities that would be removed for the proposed project. Therefore, the mitigation measures for biological resources required for the Reduced Project with Conservation Easements Alternative would remain the same as the proposed project, and implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 and Regulatory Compliance Measure BIO-1 would be required.

### **Cultural Resources**

As with the Reduced Project Alternative, the Reduced Project with Conservation Easements Alternative would have fewer impacts to cultural resources than the proposed project. This alternative would allow for reduced ground disturbance. However, this alternative would still require ground disturbance that may potentially uncover paleontological or tribal resources. Therefore, implementation of Mitigation Measures CUL-1 and CUL-2 and Regulatory Compliance Measure CUL-1 would be required.

### **Geology/Soils**

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in less than significant impacts to geology and soils. The Reduced Project with Conservation Easements Alternative would have fewer impacts to geology and soils than the proposed project. This alternative would allow for reduced ground disturbance, which may result in a smaller portion of the proposed project being built on medium expansive artificial fill. As with the proposed project, no mitigation would be required.

### **Greenhouse Gas Emissions**

Similar to the proposed project, the Reduced Project with Conservation Easements Alternative would have less than significant impacts to greenhouse gas emissions. Given the same construction scenario, one fewer parking space, and incorporation of sustainable building elements, the Reduced Project Alternative would have slightly fewer GHG emissions from the reduced building footprint and fewer mobile trips. As

with the proposed project, the Reduced Project Alternative would comply with the green building codes and other GHG emissions related policies. As with the proposed project, no mitigation would be required.

### ***Hazards and Hazardous Materials***

Similar to the proposed project, the Reduced Project with Conservation Easements Alternative would result in less than significant impacts to hazards and hazardous materials. The Reduced Project with Conservation Easements Alternative would result in the same impacts to hazards and hazardous materials as the proposed project because the project construction and operations would be similar. As with the proposed project, no mitigation would be required.

### ***Hydrology and Water Quality***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would have the potential to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards, altering the existing drainage pattern, creating runoff water, and inundation by mudflow. This alternative would generally have similar processes during construction as the proposed project but would reduce the building footprint and amount of impervious surfaces. Thus, the Reduced Project with Conservation Easements Alternative would result in similar hydrology and water quality impacts as the proposed project but to a lesser degree. As with the proposed project, no mitigation would be required.

### ***Land Use and Planning***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in no impacts in regard to land use and planning. The Reduced Project with Conservation Easements Alternative would result in the same impacts to land use and planning as the proposed project because it would involve the same permitted land use within the RE15 zone. As with the proposed project, no mitigation would be required.

### ***Mineral Resources***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in no impacts in regard to mineral resources. The Reduced Project with Conservation Easements Alternative would result in the same impacts to mineral resources as the proposed project because it would be located on the same site as the proposed project. As with the proposed project, no mitigation would be required.

### ***Noise***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would have the potential to result in significant impacts to noise. Given the same construction scenario, the Reduced Project Alternative would result in similar noise impacts as the proposed project. Therefore, construction noise related to the Reduced Project with Conservation Easements Alternative has the potential to exceed the City's existing noise regulation established in Section 112.05 of the LAMC and would require the implementation of Mitigation Measure NOI-1.

### ***Population/Housing***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would not have the potential to result in impacts to population and housing. The Reduced Project with Conservation

Easements Alternative would have the same impact to population and housing as the proposed project because it would involve development of a single-family residence that would result in a negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project. As with the proposed project, no mitigation would be required.

### ***Public Services***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would not have the potential to result in impacts to public services. The Reduced Project with Conservation Easements Alternative would have the same impact to public services as the proposed project because it would be located at the same project site, involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project, and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

### ***Recreation***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would not have the potential to result in impacts to recreation. The Reduced Project with Conservation Easements Alternative would have the same impact to recreation as the proposed project because it would involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

### ***Transportation/Traffic***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would not result in impacts to transportation/traffic. The Reduced Project with Conservation Easements Alternative would result in slightly fewer impacts than the proposed project because although the number of trips would be the same, the number of construction trips generated would be slightly lower due to the Reduced Project with Conservation Easements Alternative's reduced footprint. As with the proposed project, no mitigation would be required.

### ***Utilities and Service Systems***

As with the proposed project, the Reduced Project with Conservation Easements Alternative would result in less than significant impacts in regard to the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects. The Reduced Project with Conservation Easements Alternative would have the same impact to utilities and service systems as the proposed project because it would generate the same amount of wastewater, require the same construction of new storm water drainage facilities, have the same water supply source, and generate the same solid waste disposal during operations. As with the proposed project, no mitigation would be required.

## **C ALTERNATIVE LOCATION**

### **Alternative Components**

The Alternative Location Alternative would entail the same elements that are described in the proposed project, located on a different vacant parcel with fewer existing biological resources and less visibility from Mulholland Scenic Parkway. As with the proposed project, this alternative would be located within

a five-mile radius of the project applicant's place of work (Figure VI.C-1, *Alternative Location*). This alternative would entail the same construction of a new approximately 3,826-square-foot two-story single family residence with basement consisting of four parking stalls, two patio areas, a pool, and driveway. The proposed project was determined to result in significant impacts to aesthetics, biological resources, cultural resources, and noise, requiring the consideration of feasible alternatives capable of achieving most of the basic objectives of the project. The proposed project is adjacent to an existing riparian plant community that has been established pursuant to a previous Streambed Alteration Agreement. Therefore, under this alternative, the project site would be reselected to reduce impacts to biological resources. As with the proposed project, the Alternative Location Alternative would require implementation of Mitigation Measures AES-1, BIO-1, BIO-2, BIO-3, BIO-4, CUL-1, CUL-2, and NOI-1, as well as Regulatory Compliance Measures BIO-1 and CUL-1, to reduce impacts to below the level of significance.

Alternative locations were selected based on the following criteria:

- Parcels within 5 miles of project applicant's place of work
- Single-family residential parcels according to zoning and land use designation
- Currently vacant, as confirmed by ZIMAS<sup>3</sup> and 2016 Google Earth Aerial Imagery
- Approximately same size or slightly larger than proposed project site (0.5 to 0.75 acres)
- Reduced impacts to biological resources: not adjacent to wetlands or within area with known potential habitat
- Reduced impacts to Mulholland Scenic Parkway: located outside the Inner Corridor of the MSPSP area, not located within 50 vertical feet of a designated prominent ridgeline, not adjacent to a watercourse or public parkland
- Not owned by MRCA

All of the alternative locations that were selected based on these criteria are located within the jurisdiction of the City of Los Angeles' Hillside Ordinance.<sup>4</sup>

## Objectives and Feasibility

As with the proposed project, the Alternative Location Alternative is capable of achieving all four of the basic objectives of the proposed project (see Table VI-2). Similar to the proposed project, the Alternative Location Alternative would require a variance from the City's Baseline Hillside Ordinance to export 114 cy of earth beyond the Hillside Ordinance's export limits.

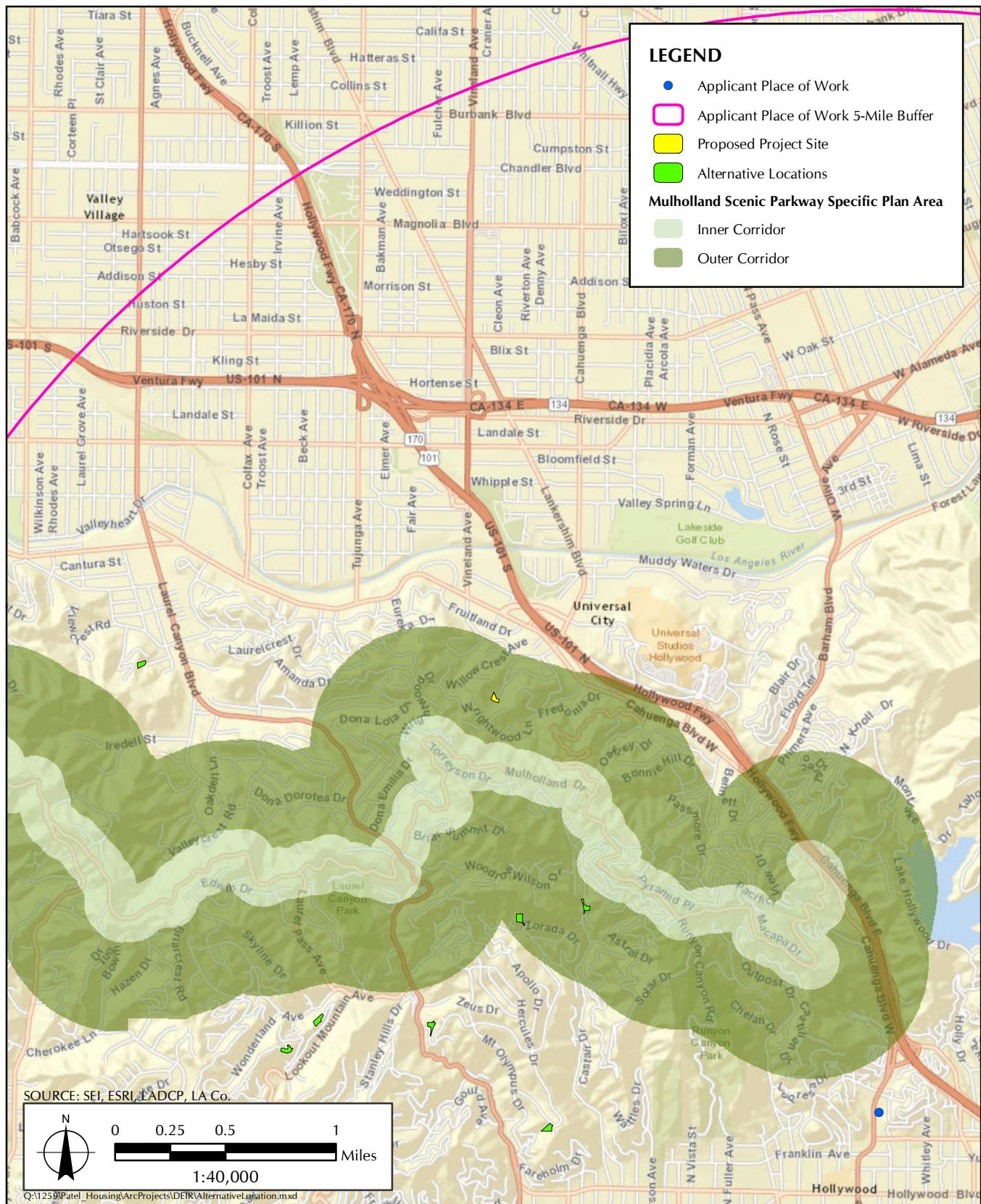
This alternative has a low feasibility due to financial concerns. As the project applicant has already purchased the property for the proposed project site (in 2000), the project applicant would be required to sell the proposed project site parcel and purchase another parcel. According to the Southern California Association of Governments (SCAG), between 2000 and 2012, the median home sales price in the City of Los Angeles increased by 49.7 percent.<sup>5</sup> Despite the economic downturn in 2008, which significantly reduced the real estate value of single-family residential parcels in the United States, it is likely that new property would be purchased at a higher rate than the purchase of the proposed project site in 2000. In addition, it is unknown if property owners would be willing to sell their property.

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<sup>3</sup> City of Los Angeles Department of City Planning. n.d. City of Los Angeles Zone Information and Map Access System (ZIMAS). Available at: <http://zimas.lacity.org/>

<sup>4</sup> City of Los Angeles Department of Public Works, Bureau of Engineering. Accessed 4 April 2016. NavigateLA. Available at: <http://navigatela.lacity.org/navigatela/>

<sup>5</sup> Southern California Association of Governments. May 2013. Profile of the City of Los Angeles. Available at: <http://www.scag.ca.gov/Documents/LosAngeles.pdf>



**FIGURE VI.C-1**  
Alternative Location



## Construction Scenario

The Alternative Location Alternative affects only the location of the project. The construction scenario for this alternative would be the same as that described for the proposed project in Section III of this Draft EIR.

## Comparative Impacts

### *Aesthetics*

As with the proposed project, the Alternative Location Alternative would result in less than significant impacts to aesthetics. The Alternative Location Alternative would result in lesser impact levels to aesthetics than the proposed project because the seven potential alternative locations would not be visible from Mulholland Drive during the temporary construction period at which tree removal would have the potential to render the proposed project slightly visible. The two potential alternative locations within the MSPSP area, which are located approximately 0.2 and 0.4 mile south of Mulholland Drive, respectively, would not be visible from Mulholland Drive as they would be located on south-facing slopes downslope from Mulholland Drive. The other five potential locations would be located outside the MSPSP corridor and not affect views from Mulholland Drive or be subject to the requirements of the MSPSP. As these locations are vacant, they would likely require the removal of trees for construction of a new single-family residence; the replacement of protected oak trees would be implemented at a minimum required ratio of 2:1 in accordance with the MSPSP for the two potential alternative locations within the MSPSP area and at a minimum required ratio of 2:1 in accordance with the City of Los Angeles Tree Protection Ordinance No. 177404.<sup>6</sup> This alternative would generally have a similar visual character (i.e., building design, etc.) to the proposed project and have a similar building footprint size to the proposed project. This alternative is considered to have reduced visual impacts as compared to the proposed project given the reduction in visual sensitivity of the site. Thus, the Alternative Location Alternative would have the potential to result in fewer aesthetic impacts than the proposed project. As with the proposed project, no mitigation would be required.

### *Agriculture and Forestry Resources*

As with the proposed project, the Alternative Location Alternative would result in no impacts in regard to agricultural resources and less than significant impacts in regard to the loss of forest land or conversion of forest land to non-forest use because of the potential removal of coast live oak trees. The Alternative Location Alternative would result in similar impact levels to agriculture and forestry to the proposed project. As with the proposed project, the potential alternative location sites would not be expected to contain existing agriculture resources as they are vacant and not located on designated Farmland. As these locations are vacant, they would likely require the removal of trees for construction of a new single-family residence; the replacement of protected oak trees would be implemented at a minimum required ratio of 2:1 in accordance with the MSPSP for the two potential alternative locations within the MSPSP area and at a minimum required ratio of 2:1 in accordance with the City of Los Angeles Tree Protection Ordinance No. 177404.<sup>7</sup> As with the proposed project, no mitigation would be required.

<sup>6</sup> City of Los Angeles. Accessed 29 April 2015. Ordinance No. 177404. Available at: [http://cityplanning.lacity.org/Code\\_Studies/Other/ProtectedTreeOrd.pdf](http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf)

<sup>7</sup> City of Los Angeles. Accessed 29 April 2015. Ordinance No. 177404. Available at: [http://cityplanning.lacity.org/Code\\_Studies/Other/ProtectedTreeOrd.pdf](http://cityplanning.lacity.org/Code_Studies/Other/ProtectedTreeOrd.pdf)

### **Air Quality**

As with the proposed project, the Alternative Location Alternative would have less than significant impacts to air quality. Because this alternative would have the same building size and use, the quantity of emissions would be similar to the proposed project. As with the proposed project, no mitigation would be required.

### **Biological Resources**

As with the proposed project, the Alternative Location Alternative would have the potential to result in significant impacts to biological resources. The Alternative Location Alternative would have fewer impacts to biological resources than the proposed project. The Alternative Location Alternative would result in the selection of a build site based on the criteria of having reduced impacts to biological resources, and not being adjacent to wetlands or within areas of known potential habitat for sensitive species. Therefore, the Alternative Location Alternative would by definition have fewer impacts to biological resources than the proposed project. However, implementation of Mitigation Measures BIO-1, BIO-2, BIO-3, and BIO-4 and Regulatory Compliance Measure BIO-1 would still be required, unless it were determined based on site survey and records searches that this alternative would result in other impacts.

### **Cultural Resources**

Similar to the proposed project, the Alternative Location Alternative would have the potential to result in significant impacts to cultural resources. This alternative would have approximately the same amount of ground disturbance planned as the proposed project and as a result would have the potential to disturb significant paleontological or tribal resources. Implementation of Mitigation Measures CUL-1 and CUL-2 and Regulatory Compliance Measure CUL-1 would still be required. In addition, pursuant to AB 52, the City would be required to reinitiate coordination with Native American groups based on the new location.

### **Geology/Soils**

As with the proposed project, the Alternative Location Alternative would result in less than significant impacts related to geology and soils as a result of both the construction and operational phases of the project. Any geologic hazards at each alternative location would be addressed by the recommendations of a site-specific geotechnical evaluation. As with the proposed project, no mitigation would be required, unless the site-specific geotechnical evaluation determined that this alternative would result in other impacts.

### **Greenhouse Gas Emissions**

The proposed project was determined to result in less than significant impacts to GHG emissions as a result of both the construction and operational phases of the project. Given the same construction scenario, building size, and sustainable features, the Alternative Location Alternative would not have significant impacts to GHG emissions similar to the proposed project. As with the proposed project, the Alternative Location Alternative would comply with the green building codes and other GHG emissions related policies. As with the proposed project, no mitigation would be required.

### **Hazards and Hazardous Materials**

As with the proposed project, the Alternative Location Alternative would have the same impacts to hazards and hazardous materials as the proposed project. The Reduced Project Alternative, like the

proposed project, would not be located near existing schools or public airports, would not likely be on the list of hazardous materials sites, and there is no foreseeable impact to the emergency response and evacuation plan. This alternative would also not be expected to release hazards to the environment. As with the proposed project, the alternative project sites are all located in a very high fire hazard zone. However, because construction would conform to building and safety codes, as with the proposed project, no mitigation would be required.

### ***Hydrology and Water Quality***

As with the proposed project, the Alternative Location Alternative would have the potential to result in less than significant impacts to hydrology and water quality in relation to violating water quality standards, altering the existing drainage pattern, creating runoff water, and inundation by mudflow. This alternative would generally have similar processes during construction as the proposed project. As with the proposed project, no mitigation would be required.

### ***Land Use and Planning***

As with the proposed project, the Alternative Location Alternative would result in no impacts in regard to land use and planning. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project because it would involve the same permitted land use within a residential zone. As with the proposed project, no mitigation would be required.

### ***Mineral Resources***

As with the proposed project, the Alternative Location Alternative would result in no impacts in regard to mineral resources. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project because it would involve the construction of a single-family residence within a residential zone in a similar project area. As with the proposed project, no mitigation would be required.

### ***Noise***

The Alternative Location Alternative would be expected to result in similar impacts to the proposed project, which was determined to have the potential to result in significant impacts to noise. Therefore, construction noise related to the Alternative Location Alternative has the potential to exceed the City's existing noise regulation established in Section 112.05 of the LAMC and would require the implementation of Mitigation Measure NOI-1.

### ***Population/Housing***

As with the proposed project, the Alternative Location Alternative would not have the potential to result in impacts to population and housing. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project because it would involve development of a single-family residence that would result in a negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project. As with the proposed project, no mitigation would be required.

### ***Public Services***

As with the proposed project, the Alternative Location Alternative would not have the potential to result in impacts to public services. The Alternative Location Alternative would be expected to result in similar

impact levels to the proposed project because it would be located at the same project site, involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project, and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

### ***Recreation***

As with the proposed project, the Alternative Location Alternative would not have the potential to result in impacts to recreation. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project because it would involve the same negligible population increase of less than 10 people on a vacant lot in the same already populated area as the proposed project and include private on-site recreational facilities that reduce the demand for recreation and park facilities. As with the proposed project, no mitigation would be required.

### ***Transportation/Traffic***

As with the proposed project, the Alternative Location Alternative would not have the potential to result in impacts to transportation/traffic. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project. The proposed project was determined to result in less than significant impacts to traffic and transportation. The Alternative Location Alternative would generate the same number of trips, with similar VMTs as the proposed project. As with the proposed project, no mitigation would be required.

### ***Utilities and Service Systems***

As with the proposed project, the Alternative Location Alternative would result in less than significant impacts in regard to the construction of new storm water drainage facilities or expansion of existing facilities that could cause significant environmental effects. The Alternative Location Alternative would be expected to result in similar impact levels to the proposed project because it would generate a similar amount of wastewater, require similar construction of new storm water drainage facilities, have a similar water supply source, and generate similar solid waste disposal amounts during operations. As with the proposed project, no mitigation would be required.

## **D NO PROJECT ALTERNATIVE**

### **Alternative Components**

There are no components to the No Project Alternative. Under the No Project Alternative, the proposed project would not be constructed. The existing conditions at the site would remain unchanged, until a future residential project is proposed for development consistent with the single-family residential zoning.

### **Objectives and Feasibility**

Under the No Project Alternative, none of the objectives of the project would be met, as described in Table VI-2. The No Project Alternative would not address the project applicant's need for a single-family residence in the City of Los Angeles and would not be a feasible alternative.

### **Construction Scenario**

Under the No Project Alternative, no construction would occur. Therefore, there would be no anticipated short-term, long-term, or cumulative construction related impacts.

## Comparative Impacts

### *Aesthetics*

The No Project Alternative would result in no impacts to aesthetics. The project site would continue in its existing form, with its visual and aesthetic character unchanged. No change would occur to the view of the proposed project site from the one visible point on Mulholland Drive. Even though the aesthetics changes resulting from the proposed project would not be considered significant impacts, the No Project Alternative's impacts to aesthetics in regard to light, glare, and shade/shadow would be less because no increased nighttime lighting from residential windows or shielded outdoor lighting would occur. No mitigation would be required.

### *Agriculture and Forestry Resources*

The No Project Alternative would result in no impacts to agriculture and forestry resources, and no oak trees would be removed. No mitigation would be required.

### *Air Quality*

The No Project Alternative would result in no impacts to air quality. The No Project Alternative would not involve any construction, operation, or maintenance activities beyond the baseline conditions. Unlike the proposed project, this alternative would not entail soil removal, delivery and hauling of construction materials and equipment, fuel combustion by on-site construction equipment, construction worker commute trips, application of architectural coatings, or asphalt operations beyond the baseline conditions. The No Project Alternative would not require grading or the use of construction equipment or mobile or stationary facilities, thus avoiding any potentially significant impacts to air quality from fugitive dust emissions, NOx emissions, or the possible release of volatile organic compounds (VOCs). The No Project Alternative would not have the potential to conflict with the SCAQMD Air Quality Management Plan, violate any existing air quality standard, result in a cumulatively considerable net increase of criteria pollutants, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors. No mitigation would be required.

### *Biological Resources*

The No Project Alternative would result in no impacts to biological resources as the proposed project site would remain as it is and no disturbance to biological resources would result. The No Project Alternative would not involve any construction, operation, or maintenance activities beyond the baseline conditions. No mitigation would be required.

### *Cultural Resources*

The No Project Alternative would result in no impacts to cultural resources. The No Project Alternative would not involve any construction, operation, or maintenance activities beyond the baseline conditions, and as such no ground disturbance that would potentially disturb sensitive paleontological resources or tribal resources would occur. No mitigation would be required.

***Geology/Soils***

The No Project Alternative would result in no impacts to geology and soils. The No Project Alternative would not involve any construction, operation, or maintenance activities that would expose people or structures to geologic hazards. No mitigation would be required.

***Greenhouse Gas Emissions***

The No Project Alternative would result in no impacts to GHG emissions. The No Project Alternative would not involve any construction, operation, or maintenance activities beyond the baseline conditions. This alternative would not entail use of construction materials or equipment, fuel combustion by on-site construction equipment, construction worker commute trips, asphalt operations, or electricity consumption beyond the baseline conditions. The No Project Alternative would not require the use of construction equipment or mobile or stationary facilities, thus avoiding any potentially significant impacts to GHG emissions. The No Project Alternative would not have the potential to directly or indirectly generate GHG emissions that may have a significant impact on the environment; and would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs. No mitigation would be required.

***Hazards and Hazardous Materials***

The No Project Alternative would result in no impacts to hazards and hazardous materials. The No Project Alternative would not result in impacts as the project would not be built, and no mitigation measures would be required.

***Hydrology and Water Quality***

The No Project Alternative would result in no impacts to hydrology and water quality. The No Project Alternative would not result in impacts as the project would not be built. No mitigation would be required.

***Land Use and Planning***

As with the proposed project, the No Project Alternative would have no impacts to land use and planning. The No Project Alternative would not result in impacts as the project would not be built. No mitigation would be required.

***Mineral Resources***

The No Project Alternative would result in no impacts to mineral resources. There are no mineral resources of local or regional significance located on the proposed project site. No mitigation would be required.

***Noise***

The No Project Alternative would result in no impacts to noise. The No Project Alternative would not involve any construction, operation, or maintenance activities that would expose people or structures to noise levels in excess of local ordinances. No mitigation would be required.

***Population/Housing***

The No Project Alternative would result in no impacts to population and housing. The No Project Alternative would not assist in meeting regional housing and employment goals. Under the No Project Alternative, potential changes related to population and housing would not occur. However, the No Project Alternative would not contribute to the regional housing goals (i.e., SCAG Compass Blueprint, 2% Strategy Opportunity Area). No mitigation would be required.

***Public Services***

The No Project Alternative would result in no impacts to public services. The No Project Alternative would not result in the need for additional fire protection, police protection, schools, parks, and other public services. Like the proposed project, this alternative would not result in cumulatively considerable impacts. No mitigation would be required.

***Recreation***

The No Project Alternative would result in no impacts to recreation. The No Project Alternative would not result in impacts to existing parks or recreational facilities or create an additional demand for the City's parks. No mitigation would be required.

***Transportation/Traffic***

The No Project Alternative would result in no impacts to transportation and traffic. The No Project Alternative would not involve any construction, operation, or maintenance activities that would generate trips or create VMTs. No mitigation would be required.

***Utilities and Service Systems***

The No Project Alternative would result in no impacts to utilities and service systems. The No Project Alternative would not result in impacts as the project would not be built. No mitigation would be required.