

CHAPTER 1

Executive Summary and Introduction

This Environmental Impact Report (EIR) evaluates the environmental effects that may result from the New Leaf Master Plan, a residential project comprised of five existing unfinished homes to be completed and one new house. A substantial portion of the site is planned to be maintained as an open space easement through donation to the Santa Monica Mountains Conservancy or other similar means. The project includes improvement of Woodstock Road through the site, and provision of a fire turnaround and hydrants and other utilities as needed. The project site is about 4 acres (comprised of 3.37 acres of lot area and 0.79 acres of public street).

At the time the Notice of Preparation (NOP) for this project was sent out, the project included the construction of 11 new homes (compared to the one new home now proposed) and remodeling of the five existing unfinished homes (now the applicant proposes to complete these five homes rather than substantially remodel and complete them). Since publication of the NOP and in response to comments received on the NOP, the project applicant has held extensive discussions with surrounding property owners and has agreed to reduce the project to the currently proposed plan.

This EIR has been prepared in compliance with the California Environmental Quality Act of 1970 (CEQA) (Public Resources Code §21000, et seq.) and the State *CEQA Guidelines* (California Code of Regulations §15000, et seq.), as amended. An EIR is a full disclosure, public information document in which the potential significant environmental impacts of a proposed project are evaluated; measures to mitigate significant impacts are identified, when feasible and alternatives to the project that can reduce or avoid significant environmental effects are discussed.

An EIR is used in the planning and decision-making process by the lead agency and all responsible agencies. *CEQA Guidelines* define the “Lead Agency” as the public agency with principal responsibility for carrying out or approving a project. For this project, the City of Los Angeles Planning Department is the lead agency. The term “Responsible Agency” includes all public agencies, other than the lead agency, that have discretionary approval of the project or a component thereof. The purpose of an EIR is not to recommend either approval or denial of a project; its purpose is to disclose objective information so that informed decisions can be made. CEQA requires the decision makers to balance the benefits of a proposed project against its unavoidable environmental effects in deciding whether to carry out a project.

1.1 Definitions of Terms

CEQA identifies various types of EIRs. The most common type is the project EIR. A project EIR examines the environmental impacts of a specific development project. This type of EIR focuses primarily on the changes in the environment that would result from the development project and examines all phases of the project, including planning, construction, and operation. This EIR is a project EIR.

To assist in the understanding of this report, the following descriptions, as found in Article 20 of the State *CEQA Guidelines*, are provided:

“Project” means the whole of an action, which has the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment directly or ultimately.

“Significant effect on the environment” means a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance. An economic or social change by itself shall not be considered a significant effect on the environment. A social or economic change related to a physical change may be considered in determining whether the physical change is significant.

“Environment” means the physical conditions that exist within the area which will be affected by a proposed project including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance. The area involved shall be the area in which significant effects would occur either directly or indirectly as a result of the project. The “environment” includes both natural and man-made conditions.

“Effects” and “impacts” as used in these Guidelines are synonymous. Effects include direct or primary effects that are caused by the project and occur at the same time and place, and indirect or secondary effects that are caused by the project and are later in time or farther removed in distance, but are still reasonably foreseeable. Indirect or secondary effects may include growth-inducing effects and other effects related to induced changes in the pattern of land use, population density, or growth rate, and related effects on air and water and other natural systems, including ecosystems. Effects analyzed under CEQA must be related to a physical change.

“Mitigation” includes: 1) avoiding the impact altogether by not taking a certain action or parts of an action; 2) minimizing impacts by limiting the degree or magnitude of the action and its implementation; 3) rectifying the impact by repairing, rehabilitating, or restoring the impacted environment; 4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action; and 5) compensating for the impact by replacing or providing substitute resources or environments.

“Cumulative impacts” refers to two or more individual effects that, when considered together, are considerable or which compound or increase other environmental impacts.

A “less-than-significant impact” is an impact that is adverse but that does not exceed the defined standards of significance. Less-than-significant impacts do not require mitigation.

A “potentially significant impact” is an impact for which there is not enough information to make a finding of less-than-significant impact; however, for the purpose of this Draft EIR, the impact is considered significant. A potentially significant impact is equivalent to a significant impact and requires the identification of feasible mitigation measures or alternatives.

A “significant impact” is an impact that exceeds the defined standards of significance and would or could cause a substantial adverse change in the environment. Mitigation measures are recommended to eliminate the impact or reduce it to a less-than significant level.

A “significant and unavoidable impact” is an impact that exceeds the defined standards of significance and that cannot be eliminated or reduced to a less-than-significant level through the implementation of mitigation measures.

1.2 Background, Scope, and Content of the EIR

See also Project Background for a description of the history of the project entitlements on this site.

As described in Section 15143 of the *CEQA Guidelines*:

“The EIR shall focus on the significant effects on the environment. The significant effects should be discussed with emphasis in proportion to their severity and probability of occurrence. Effects dismissed in an Initial Study as clearly insignificant and unlikely to occur need not be discussed further in the EIR unless the Lead Agency subsequently receives information inconsistent with the finding in the Initial Study.”

In compliance with CEQA, the City of Los Angeles completed a multi-step process to determine the appropriate scope of issues to be examined in the EIR. A Notice of Preparation (NOP) was circulated to responsible agencies and interested parties, including the State Clearinghouse (SCH# 2007071145), describing the proposed project (as noted above, since publication of the NOP the project has been substantially reduced in scope). The NOP requested that comments be submitted (on the larger project) between July 27, 2007 and September 28, 2007 (see Appendix A). In accordance with *CEQA Guidelines*, a public scoping meeting was held on September 10, 2007. Public and agency comments were obtained regarding the NOP/Initial Study for a period of 90 days (See **Appendix A** for a copy of the NOP, Initial Study, scoping meeting notes and comments received). In response to the comments received, the project was reduced in scope; that reduced project is discussed in the Draft EIR.

The content of this EIR was established based on the findings in the Initial Study, which is contained in Appendix A of this document, and public and agency input received in response to the NOP. The City circulated the NOP for the proposed project on July 27, 2007, which concluded that a focused EIR would be required. In accordance with CEQA, the analysis in the

EIR is focused on issues determined in the Initial Study to be potentially significant. Based on the analysis contained in the Initial Study and public and agency comments, this EIR analyzes in detail the following environmental issues:

- Aesthetics and Land Use/Planning (the issues of Aesthetics and Land Use are combined in the EIR because many of the Land Use and Planning issues are inextricably linked to views in this area of Los Angeles);
- Air Quality;
- Biological Resources;
- Geology and Soils (mitigation for any potential unanticipated cultural resource finds on-site during excavation is also included in this discussion);
- Noise;
- Public Services and Utilities (Fire, Police, Storm Drain, Sewer); and
- Traffic (including emergency access).

The following issues were determined by the Initial Study not to be significantly impacted by the proposed project and are not addressed in the EIR: agricultural resources, hazards and hazardous materials, mineral resources, and population and housing.

All issues not evaluated in detail in Chapter 3 of this EIR are addressed in the Initial Study provided in Appendix A.

1.3 Purpose and Legal Authority

In accordance with *CEQA Guidelines* Section 15121(a), the purpose of an EIR is to serve as an informational document that will generally inform public agency decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project. *CEQA Guidelines* Section 15151 contains the following standards for EIR adequacy:

“An EIR should be prepared with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure.”

An EIR is an informational document for use by decision makers and the public in their review of the potential impacts of a proposed project, as well as in the evaluation of alternatives and mitigation measures which may minimize, avoid, or eliminate those impacts. As such, this document includes a full discussion of the project description, the existing environmental setting,

environmental impacts, mitigation measures, and residual impacts that may exist after mitigation has been implemented, and project alternatives that could alleviate potential impacts.

To gain the most value from this report certain key points recommended in the *CEQA Guidelines* should be kept in mind:

- This report should be used as a tool to give the reader an overview of the possible ramifications of the proposed project. It is designed as an “early warning system” with regard to potential environmental impacts and subsequent effects on the local community’s natural resources.
- A specific environmental impact is not necessarily irreversible or permanent. Incorporating changes recommended in this report during the design and construction phases of project development can wholly or partially mitigate most impacts, particularly in more developed urban areas.

As the public agency with the authority to approve or deny the proposed project, the City of Los Angeles will consider the information in the EIR along with other information before taking any action on the proposed project. The conclusions of the EIR regarding environmental impacts do not control the City of Los Angeles’ discretion to approve, deny, or modify the proposed project, but instead are presented as information intended to aid the decision-making process.

1.5 Draft EIR Organization

As illustrated in **Table 1-1**, this Draft EIR is organized into eight chapters each dealing with a separate aspect of the required content of an EIR as described in the *CEQA Guidelines*; it is intended for use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each chapter of the EIR is provided. The following chapters are contained within the EIR:

**TABLE 1-1
REQUIRED DRAFT EIR CONTENTS**

Requirement/CEQA Guidelines Section	Location in Draft EIR
Table of contents (Section 15122)	Table of Contents
Introduction and Executive Summary (Section 15123)	Chapter 1
Project description (Section 15124) and environmental setting (Section 15125)	Chapter 2 and Chapter 3
Significant environmental impacts (Section 15126.2 (a))	Chapters 3
Unavoidable significant environmental impacts (Section 15126.2 (b))	Chapter 5
Mitigation measures (Section 15126.4)	Chapter 3
Cumulative impacts (Section 15130)	Chapters 3
Alternatives to the proposed project (Section 15126.6)	Chapter 4
Growth-inducing impacts (Section 15126.2 (d))	Chapter 5
Effects found not to be significant (Section 15128)	Chapter 5
List of Preparers, Organizations and persons consulted (Section 15129)	Chapters 6

Chapter 1. Executive Summary and Introduction: This chapter provides an overview of the purpose and use of the EIR, the scope of this EIR, the environmental review process for the EIR and the proposed project, and the general format of the document. This chapter also provides a summary of the environmental impacts, proposed mitigation, level of significance after mitigation, and unavoidable impacts.

Chapter 2. Project Description: This chapter defines the project location, summarizes the proposed project, and outlines the project objectives and the need for the proposed project. Also contained within this chapter is a summary description of project alternatives.

Chapter 3. Environmental Setting, Impacts and Mitigation Measures: This chapter describes and evaluates the environmental issue areas, including the existing environmental setting and background, applicable environmental thresholds, environmental impacts (both short-term and long-term), policy considerations related to the particular environmental issue area under analysis, mitigation measures capable of minimizing environmental harm, and a discussion of cumulative impacts. Where additional actions must be taken to ensure consistency with environmental polices, recommendations are made, as appropriate. By consolidating environmental impact assessment and site-specific policy directives within each impact area, clear linkages between impact assessment and related policy consistency can be established.

Chapter 4. Alternatives Analysis: This chapter analyzes feasible alternatives to the proposed project, which include the No Project Alternative, No Street Vacation - Full Buildout, No Street Vacation - Reduced Development (12,000 square feet), and Alternative Site.

Chapter 5. Other CEQA Considerations: This chapter provides a summary of the proposed project's potential growth-inducing impacts; provides a list of proposed project impacts that are significant and unavoidable by issue area; discusses the environmental effects of the proposed project found not to be significant; and identifies any irreversible changes to the natural environment resulting from the proposed project.

Chapter 6. Report Preparation: This chapter identifies the public and private agencies and individuals contacted during the preparation of this report, and all individuals responsible for the preparation of this report.

Appendices: Data supporting the analysis or content of the EIR are provided in the appendices to the document. These include the NOP/Initial Study and responses received, traffic report, air quality calculations, and other reports prepared for the project.

1.5 EIR Process

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA (California Public Resources Code Section 21000 et seq.), the *CEQA Guidelines* (California Code of Regulations (CCR), Title 14, Section 15000 et seq.), and the City of Los Angeles

Environmental Quality Act Guidelines. Accordingly, the City of Los Angeles Planning Department is the Lead Agency for this proposed project, taking primary responsibility for conducting the environmental review and approving or denying the project.

As a first step in complying with the procedural requirements of CEQA, the City of Los Angeles prepared an Initial Study and published a Notice of Preparation (on the larger project), the City subsequently held a public scoping meeting to determine whether any aspect of the project, either individually or cumulatively, could cause a significant effect on the environment and, if so, to narrow the focus (or scope) of the environmental analysis (See Appendix A).

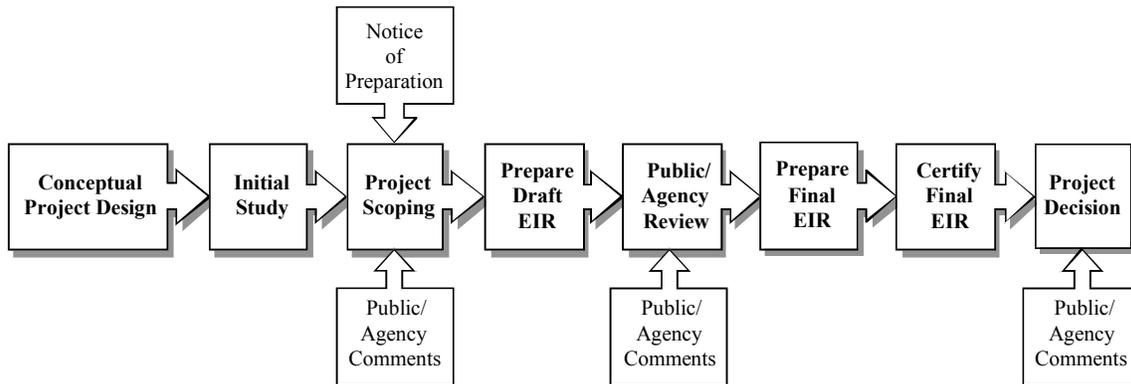
The City filed the NOP with the State Clearinghouse in the Office of Planning and Research as an indication that an EIR would be prepared. The NOP was distributed to involved public agencies and interested parties for a 30-day public review period that was subsequently extended to 90 days, which began on July 27, 2007 and ended on September 28, 2007. The purpose of the public review period was to solicit comments on the scope and content of the environmental analysis to be included in the EIR. The City of Los Angeles received public comments on the NOP, which are included in Appendix A of this EIR.

During the preparation of the EIR, agencies, organizations, and persons whom the City believed might have an interest in this proposed project were specifically contacted. Information, data, and observations from these contacts are included in the EIR. Agencies or interested persons who did not respond during the public review period of the NOP will have an opportunity to comment during the public review period of the Draft EIR, as well as at subsequent hearings on the proposed project.

As noted above, in response to comments received on the NOP the project was substantially reduced in scope, and it is that reduced project that is discussed in this Draft EIR.

It should be noted that environmental impacts can not always be mitigated to a less than significant level. If this occurs, the Lead Agency considers such impacts be significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency shall state in writing the specific reasons for approving the project, based on the Final EIR and any other information in the public record for the project. This is termed a “statement of overriding considerations” and is used to explain the specific reasons why the benefits of a proposed project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the Final EIR has been completed, yet before action to approve the project has been taken.

A graphic description of the EIR preparation process is provided in the following flow chart:



1.6 Areas of Controversy

This project is controversial and has been the subject of a prior law suit (see Appendix B). Local property owners and tenants do not want additional development in the area. They are concerned about views from their homes and along local streets as well as views from Mulholland Drive, they are concerned that the local geology is not appropriate for the level of development proposed, also they have expressed concern that the homes will not have adequate fire and emergency access.

1.7 Availability of the Draft EIR

This Draft EIR has been distributed to affected agencies, surrounding cities, counties, and interested parties for a 45-day review period in accordance with Section 15087 of the *CEQA Guidelines*. During the 45-day review period, which commences on August 21, 2008 and ends on October 6, 2008, the EIR is available for general public review at the following locations:

Additionally, the Draft EIR can be downloaded or reviewed via the Internet at the following address: the Department of City Planning's website [www.lacity.org/PLN (click on "Environmental" and then "Draft Environmental Impact Reports")]. The DEIRs can be purchased on cd-rom for \$7.50 per copy. Contact **Dan O'Donnell** of the City of Los Angeles at **(818) 374-5066** to purchase one.

Interested parties may provide written comments on the Draft EIR. Written comments on the Draft EIR must be postmarked by October 6, 2008 and should be addressed to:

Dan O'Donnell, City Planner
 Department of City Planning
 6262 Van Nuys Boulevard, Room 351
 Van Nuys, CA 91401

Your comments may also be sent by email to Dan O'Donnell at Dan.ODonnell@lacity.org and include "New Leaf Master Plan Draft EIR" in the subject line.

Upon completion of the 45-day public review period, written responses to all comments on environmental issues discussed in the Draft EIR will be prepared and incorporated into the Final EIR. These comments, and their responses, will be included in the Final EIR for consideration by the Mullholland Specific Plan Design Review Board as appropriate and City of Los Angeles Planning Director and as necessary the Planning Commission and City Council, as well as other public decision makers as needed.

1.7 Summary of Impacts of the Proposed Project

This section provides a summary of the environmental impacts of the proposed project, as developed during this analysis. The impacts of the proposed project and those mitigation measures included as a part of the proposed project have been summarized from the analyses and evaluations that are presented and discussed in detail in Chapter 3 of this document.

The cumulative impacts of the proposed project are also summarized in Chapter 3. To assist readers with a brief overview of the results of the analysis contained in this document, the information below presents summary statements of impacts from each environmental topic of study. Each summary statement is a formal statement of impact and proposed mitigation as well as level of significance before and after mitigations are applied. This information is presented in tabular form in **Table 1-2**. The information in Table 1-2 is arranged in three columns: 1) environmental impacts and level of significance without mitigation; 2) required and recommended mitigation measures; and 3) level of significance with mitigation measures applied.

1.8 Project Alternatives

State *CEQA Guidelines* Section 15126.6, as amended, mandate that all EIRs include a comparative evaluation of the proposed project with alternatives to the project that are capable of attaining most of the project's basic objectives, but would avoid or substantially lessen any of the significant effects of the project. CEQA requires an evaluation of a "range of reasonable" alternatives, including the "no project" alternative. In this case, the project was substantially revised after publication of the NOP to be one of the much reduced impact alternatives, as a result the number of alternatives has been reduced from what would have been presented had the original project proceeded.

Chapter 4, Alternatives Analysis, of this Draft EIR provides an analysis of the comparative impacts anticipated from three alternatives to the proposed project:

- 1) No Project Alternative, which the proposed project would not be built and the existing homes on the site would continue to deteriorate;
- 2) Remodel Only Alternative, which includes only the remodeling (to comply with the Mulholland Specific Plan) and completion of the five existing homes. No new homes would be constructed.

**TABLE 1.2
SUMMARY OF IMPACTS AND MITIGATION**

Impact	Mitigation Measure(s)	Significance After Mitigation
Aesthetics and Land Use		
<p>Impact 3A.1: The proposed project would not have a substantial adverse effect on a scenic vista. (Less than significant.)</p>	<p>The five existing unfinished homes do not comply with the Mulholland Specific Plan. The project already includes extensive landscaping. No mitigation, other than extensive remodel of the existing homes and elimination of the one additional home proposed (which is explored in the Alternatives Chapter) is available. To ensure that project landscaping is sufficient the following mitigation measure is recommended:</p> <p>MM 3A-1: Project landscaping shall be lush (as determined by the Planning Department) including sufficient trees, shrubs and vines to screen the homes from near and long range views.</p>	<p>Less than significant.</p>
<p>Impact 3A.2: The proposed project would not 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. (Less than significant.)</p>	<p>MM 3A-2: The applicant shall comply with the recommendations of the Tree Report including replacement of trees removed from the project site at a ratio of 2:1.</p>	<p>Less than significant.</p>
<p>Impact 3A.3: The proposed project would not substantially degrade the existing visual character or quality of the site and its surroundings, (Less than significant.)</p>	<p>The five existing unfinished homes do not comply with the Mulholland Specific Plan. The project already includes extensive landscaping. No mitigation, other than extensive remodel of the existing homes and elimination of the one additional home proposed (which is explored in the Alternatives Chapter) is available. To ensure that project landscaping is sufficient Mitigation Measure MM 3A-1 is recommended.</p>	<p>Less than significant.</p>
<p>Impact 3A.4: The proposed project would be consistent with the land use designation and zoning of the site. The five existing homes do not comply with the Mulholland Specific Plan, however, they have existed for some time and remodeling the homes would result in further construction activity in the area. (Less than significant.)</p>	<p>MM 3A-3: Project lighting shall be restricted to minimal safety-related lighting directed on to the home sites. It shall be written in to the deeds or CC&R's that spotlighting and decorative illumination is prohibited.</p> <p>MM 3A-4: The applicant proposes to preserve 13 lots as an open space easement, either through donation of the lots to the Santa Monica Mountains Conservancy or similar means. The property owner shall retain responsibility for maintenance of the site (repair of surficial failures, brush clearance and so on) until such responsibility is legally transferred to new property owners including the Santa Monica Mountains Conservancy (or similar organization that takes ownership of the 13 open space lots).</p>	<p>Less than significant.</p>
Air Quality		
<p>Impact 3B.1: The project would not conflict with or obstruct implementation of the applicable air quality plan. (Less than significant.)</p>	<p>None required.</p>	<p>Less than significant.</p>

**TABLE 1.2
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
<p>Impact 3B.2: Project construction entails the construction of one house and minor activity associated with the completion of 5 homes; the project would not violate air quality standards nor contribute substantially to an existing or projected air quality violation nor would it expose sensitive receptors to pollutant concentrations resulting in an adverse health effect during the short-term duration of construction. (Less than significant.)</p>	<p>To ensure no impact, the following mitigation measures are recommended:</p> <p>MM 3B-1: General contractors shall implement a fugitive dust control program pursuant to the provisions of SCAQMD Rule 403.</p> <p>MM 3B-2: All construction equipment shall be properly tuned and maintained in accordance with manufacturer's specifications.</p> <p>MM 3B-3: General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions. During construction, trucks and vehicles in loading and unloading queues would turn their engines off when not in use to reduce vehicle emissions. Construction emissions should be phased and scheduled to avoid emissions peaks and discontinued during second-stage smog alerts.</p> <p>MM 3B-4: Electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible.</p> <p>MM 3B-5: All construction vehicles shall be prohibited from idling in excess of five minutes, both on- and off-site.</p> <p>MM 3B-6: The Applicant shall utilize coatings and solvents that are consistent with applicable SCAQMD rules and regulations.</p>	<p>Less than significant.</p>
<p>Impact 3B.3: Project operation would not violate air quality standards or contribute substantially to an existing or projected air quality violation nor expose sensitive receptors to pollutant concentrations resulting in an adverse health effect during long-term operation. (Less than significant.)</p>	<p>None required.</p>	<p>Less than significant.</p>
<p>Impact 3B.5: The project could contribute incrementally to a cumulative effect on Global Climate Change (GCC).</p>	<p>MM 3B-7: The project shall maximize use of salvaged and recycled-content materials in construction.</p> <p>MM 3B-8: The homes shall be highly energy efficient to decrease heating and cooling and other energy demands, including passive heating, natural cooling, minimize use of paving, high-efficiency heating and cooling systems, lighting and appliances.</p> <p>MM 3B-9: Construction waste shall be recycled.</p> <p>MM 3B-10: Maximize water conservation in buildings and landscaping.</p> <p>MM 3B-11: If sufficient access to light is available, solar panels shall be used on the homes.</p>	<p>No threshold available.</p>

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
<p>Impact 3B.5: Air pollutant emissions associated with the project would not substantially contribute to an adverse cumulative impact to air quality. (Less than significant.)</p>	<p>Implement measures for Impact 3B.2 above.</p>	<p>Less than significant.</p>
<p>Biological Resources</p>		
<p>Impact 3C.1: Construction of the proposed project could result in the direct loss of nesting trees or cause nest abandonment of migratory birds or raptors and could affect common wildlife species. (Potentially significant.)</p>	<p>MM 3C-1: To address the potential presence of nesting migratory birds and raptors and resulting MBTA and Fish and Game Code impacts, within 15 days of any project actions that will cause a potentially substantial increase or other change in existing disturbance, the project proponent shall have a qualified biologist conduct a preconstruction migratory bird and raptor nesting survey. This survey should cover all reasonably potential nesting locations for the relevant species on or closely adjacent to the project site.</p> <p>If an active nesting effort is confirmed or considered very likely by the biologist, no construction activities should occur within at least 500 feet of the nesting site until measures to address the constraint are agreed to by the project proponent, U.S. Fish and Wildlife Service (USFWS) personnel, and California Department of Fish and Game (CDFG) personnel.</p> <p>Potentially appropriate measures to take may include one or more of the following as authorized by the USFWS and CDFG: (1) delaying work at the nest site location until either the nest has failed (for non-project-related reasons) or seven days after the last young leaves the nest, or (2) taking the young nestlings to a qualified wildlife rehabilitation center. Note that in the latter situation, it will normally be necessary for the biologist retrieving the young to be properly experienced and permitted for the specific work required.</p> <p>In some cases both the USFWS and CDFG will waive the regulatory constraint based on the type of species nesting and the urgency of the project.</p> <p>MM 3C-2: A pet policy shall be developed and residents shall be required to adhere to measures of this policy to prevent impacts to wildlife from domestic animals. The pet policy shall limit the number of animals per residence and require enforcement of all applicable leash laws especially within open space areas to prevent harassment of wildlife. In addition, an education program for residents shall be developed including posted interpretive signs and informational materials regarding the sensitivity of natural habitats, and the dangers of unleashed domestic animals and human disturbance in these areas.</p>	<p>Less than significant.</p>
<p>Impact 3C.2: Construction of the proposed project could result in the direct loss of trees, but none of significance. (Less than significant.)</p>	<p>None required.</p>	<p>Less than significant.</p>
<p>Impact 3C.3: Implementation of the proposed project would not result in an adverse impact to cumulative biological resources. (Less than significant.)</p>	<p>MM 3C-3: The project shall, as appropriate and consistent with site conditions and surroundings, be extensively landscaped with native plants as identified in the Mulholland Scenic Parkway Specific Plan.</p>	<p>Less than significant.</p>

**TABLE 1.2
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
	<p>MM 3C-4: The majority of the site (13 lots) shall be preserved through a dedicated open space easement, either through donation to the Santa Monica Mountains Conservancy or other means. Wildlife corridors through the site shall maintained; a wildlife consultant shall be retained to evaluate the feasibility of such corridors through the site, and to recommend project features (such as breaks in fences) that would facilitate wildlife movement through the site.</p>	
Cultural Resources		
<p>Impact 3D.1: Earth moving during construction of the one proposed new home could uncover previously unknown (buried) cultural resource. Construction of the proposed house could disturb previously unknown human remains. However, during the construction of Thames Street substantial earthmoving has already occurred in the vicinity of the lot for the one house to be constructed and no resources are anticipated to be found. Together with other area projects, the proposed project would not have cumulative impacts on cultural resources in the proposed project area. (Less than significant.)</p>	<p>MM 3D-1: Excavation of any previously undisturbed soil shall be monitored by a qualified cultural resource monitor. The monitor shall be equipped to salvage artifacts and/or fossils and samples of sediments as they are unearthed to avoid construction delays. Monitors shall be empowered to temporarily halt or divert equipment to allow removal of abundant or large specimens.</p> <p>Any recovered artifacts and/or specimens, if found, shall be prepared to a point of identification and permanent preservation, including washing of sediments to recover small invertebrates and vertebrates. Artifacts and/or specimens shall be curated into a professional, accredited museum repository with permanent retrievable storage. A report of findings, with an appended itemized inventory of specimens, shall be prepared. The report and inventory, when submitted to the South Coast information Center, would signify completion of the program to mitigate impacts to paleontologic resources.</p> <p>MM 3D-2: If human remains were exposed during construction, the Los Angeles County Coroner would be contacted in accordance with §7050.5 of the State Health and Safety Code. State Health and Safety Code §7050.5 states that no further disturbance shall occur at the site until the County Coroner has made the necessary findings as to origin and disposition of the remains pursuant to Public Resources Code §5097.98.</p>	Less than significant.
Geology, Hydrology and Water Quality		
<p>Impact 3D.2: Construction of the one home and completion of the five homes would not result in a change in potential risk to people or structures and potential loss, injury or death due to geologic or seismic hazards. (Less than significant.)</p>	<p>Existing conditions on the site are grossly stable from a geotechnical perspective, however the surface of the site is unstable and mud and debris slides have occurred on the site. The project would not worsen existing conditions, rather proposed plantings and drainage would improve existing conditions. However, risk from mud and debris slides would still continue. The following mitigation measures are recommended:</p> <p>MM 3D-3: Final Geotechnical Report(s) shall be prepared for each lot to be developed, including the lots to be tied to the lots containing the five existing structures; this/these final report(s) shall incorporate all previous documents including comments on previous documents from the City of Los Angeles Building and Safety Department. The Final Geotechnical Report(s) shall be reviewed and approved by the Department of Building and Safety. All development on the site shall comply with all recommendations of the Final</p>	Less than significant.

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
	<p>Geotechnical Report(s). The central portion of the site (13 lots) to be donated as an open space easement shall be maintained, by the new owner of those properties, or by others as negotiated as part of the donation, as needed to ensure that other properties are not affected by mud or debris slides or other potential soil and or geologic and/or hydrologic issues on the open space lots.</p> <p>MM 3D-4: Earthquake-resistant design shall be incorporated into final structural and foundation plans in accordance with the most current structural design requirements utilized by the State of California State Architect and the recommended seismic design parameters of the project geologist.</p> <p>MM 3D-5: Prior to and during construction, site preparation (remedial grading, foundation design, retaining wall design, floor slabs, decking, paving, drainage, waterproofing), site observations, and construction site maintenance shall be conducted consistent with the recommendations of a State Architect's office-approved geotechnical investigation. The project geotechnical engineer shall observe all excavations, subgrade preparation, and fill activities and shall conduct soils testing, as necessary, consistent with local, State, and federal regulations.</p> <p>MM 3D-6: All slopes will be evaluated by the Project Geotechnical Engineer at the Tentative and/or Grading Plan Stage. The Final Grading Plan will require approval from the City of Los Angeles prior to implementation. Cut slopes that do not comply with the City's required minimum factors for safety conditions and/or are anticipated to expose landslide material, will require corrective measures such as buttresses or stability fills, or will need to be redesigned to a more stable configuration.</p> <p>MM 3D-7: Existing provisions outlined in the Grading Ordinance for planting and irrigation of cut slopes and fill slopes will be implemented to reduce the potential for erosion. All grading will be in accordance with the City of Los Angeles Grading Codes and recommendations of the engineering geologist.</p> <p>MM 3D-8: Prior to approval of the grading plan, a study will be conducted to evaluate potential debris flow hazards on the subject site. Avoidance of the hazard by selective structural locations (setbacks), construction of impact or debris walls and/or debris basins, control of run-off or removal of loose surficial materials can be used to mitigate debris flow hazards.</p> <p>MM 3D-9: Surficial debris flow potential will be mitigated as fesible by runoff control and/or vegetative cover.</p> <p>MM 3D-10: The Geotechnical Engineer shall evaluate natural slopes with day-lighted bedding conditions, including subsurface investigation in order to determine the specific geologic conditions for evaluation. Building setbacks or remedial measures such as buttressing or redesigned engineered slopes will be required as appropriate where ascending or descending slopes are not stable as</p>	

**TABLE 1.2
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
	determined by geologic or geotechnical stability.	
<p>Impact 3D.3: Construction activities associated with the proposed project could temporarily result in erosion or siltation on- or off-site and/or impact surface water quality. (Less than significant.)</p>	<p>The following measures are recommended to reduce water quality impacts:</p> <p>MM 3D.11: A SWPPP will be developed for the construction-phase of the proposed project and BMPs shall be implemented to capture and treat polluted runoff from the proposed project site and incorporated into the construction contracts.</p> <ul style="list-style-type: none"> • Recommended BMPs for the construction phase include: • Proper stockpiling and disposal of any demolition debris, concrete, and soil; • Protecting existing storm drain inlets; stabilizing disturbed areas; • Erosion controls; • Proper management of construction materials; and • Waste management; aggressive litter control; and sediment controls. <p>These requirements shall be incorporated into design specifications and the construction contracts.</p> <p>MM 3D.12: A subsequent analysis will be required to determine which design feature(s) would make the most sense for the project site; the analysis shall be approved by the City. Based on the results of this analysis, design features shall be developed and submitted to the City for review and approval. Incorporation of City-approved project design features into the project design and construction contracts shall ensure that operational surface water quality is below applicable water quality thresholds and in compliance with the City's Municipal Code and the County SUSMP.</p>	Less than significant.
<p>Impact 3D.4: The proposed project would not have cumulative impacts on hydrology and water quality in the proposed project area. (Less than significant.)</p>	See MM 3D-12 above.	Less than significant.

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
Noise		
<p>Impact 3E.1: Project construction could temporarily expose persons to noise levels in excess of standards established in the General Plans and noise ordinance, however only one new house is proposed for construction and effects would be temporary. (Less than significant.)</p>	<p>Only one new home is proposed to be constructed, therefore noise impacts would be relatively brief. The following mitigation measures are recommended to reduce potential noise impacts:</p> <p>MM 3E-1: During construction, the contractor shall not construct between the hours of 7 pm and 8 am Monday through Saturday, and 7 pm to 10 am on Sundays.</p> <p>MM 3E-2: Prior to construction, the contractor shall erect an eight-foot temporary sound barrier between the one new home site and nearby homes on Thames Street, as feasible and necessary to block line of sight and noise to adjacent residences.</p> <p>MM 3E-3: During construction, the contractor shall outfit all equipment, fixed or mobile, with properly operating and maintained noise mufflers, consistent with manufactures' standards.</p> <p>MM 3E-4: During construction, the contractor shall use sound blankets on all equipment for which use of sound blankets is appropriate.</p> <p>MM 3E-5: Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.</p> <p>MM 3E-6: During construction, the contractor shall locate all equipment staging areas to create the greatest distance between construction related noise sources and sensitive receptors, while not damaging the central portion of the site proposed for dedication as permanent open space.</p> <p>MM 3E-7: Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. Where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dBA. Quieter procedures, such as use of drills rather than impact tools, shall be used whenever feasible.</p> <p>MM 3E-8: Signs shall be posted at the construction sites that include permitted construction days and hours, a day and evening contact number for the job site, and a contact number for the appropriate agency with jurisdiction in the event of problems.</p> <p>MM 3E-9: An onsite complaint and enforcement manager shall respond to and track complaints and questions related to noise.</p>	<p>Temporary, significant and unavoidable.</p>

**TABLE 1.2
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
Impact 3E.2: Project operation would not expose persons to or generate noise levels in excess of standards established in the local general plans or noise ordinances, or applicable standards of other agencies. (Less than significant.)	The following measures are recommended: MM 3E-10: Power yard maintenance equipment (including leaf blowers) shall be operated only between the hours of 8 am to 7 pm Monday through Saturday, and 10 am to 7 pm Sundays and holidays. MM 3E-11: Building equipment (e.g., HVAC units) shall be located away from nearby residences, and properly shielded for example within an enclosure that effectively blocks the line of site of the source from the nearest receptors.	Less than significant.
Impact 3E-3: Construction of the one new home could expose adjacent residents to ground-borne vibration or ground-borne noise levels, however this impact would be of relatively short term and less than significant. (Less than significant.)	See mitigation measures above for construction noise.	Temporary, potentially significant and unavoidable.
Impact 3E.4: Construction and operation of the project would not result in significant cumulative noise and vibration impacts. (Less than significant.)	See mitigation measures above for construction noise.	Less than significant.
Public Services and Utilities		
Impact 3F.1 Implementation of the proposed project could result in increased need for fire and police protection services. (Potentially significant.)	MM 3F-1: The project sponsor will comply with mitigation measures required by the police department, including providing the Hollywood Commanding Officer a diagram of each portion of the project site indicating information relevant to police response to the site. MM 3F-2: Prior to project approval, the project sponsor shall obtain a letter indicating capacity to serve the project from the City of Los Angeles Fire Department, including fire hydrants as required, and minimum of 4,000 gpm fireflow from four hydrants, and sprinkler systems throughout the homes. MM 3F-3: In the interests of fire protection for the entire area, emergency fire access to Mt. Olympus Drive should be made available from Woodstock.	Less than significant.
Impact 3F2: The proposed project would not substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. (Less than significant.)	See mitigation measures for Transportation and Parking.	Less than significant.
Impact 3F3: The proposed project would expose additional people and structures to a risk that presently exists in the area, of loss, injury or death involving wildland fires. (Potentially significant without mitigation.)	MM 3F-4: The project sponsor shall minimize fire risk to the maximum extent feasible through fire-wise landscaping and proper brush clearance and maintenance. MM 3F-5: The project shall include Fire Hydrants and allow for fireflow as required by the Fire Department.	Less than significant.
Transportation and Parking		

**TABLE ES-1
SUMMARY OF IMPACTS AND MITIGATION (CONT.)**

Impact	Mitigation Measure(s)	Significance After Mitigation
<p>Impact 3G-1: Increased traffic volumes at local intersections and on local street segments would not adversely affect the local street system. (Less than significant.)</p>	<p>None necessary</p>	<p>Less than significant.</p>
<p>Impact 3G-2: The proposed project could adversely affect traffic safety at nearby intersections and along local roads. (Less than significant.)</p>	<p>MM 3G-1: Flag persons should be provided, per LADOT standards and conditions during delivery hours at the intersections of Willow Glen Road with Woodstock Road, Leicester Drive and Thames Street and at horizontal curve restrictions on Willow Glen Road.</p> <p>MM 3G-2: To avoid sight distance problems, delivery of soil and construction material should be routed to use the Nichols Canyon Road access.</p> <p>MM 3G-3: To the extent feasible allowance for trash receptacles off the roadway should be made at each home site.</p> <p>See also MM 3G-4</p>	<p>Less than significant.</p>
<p>Impact 3G.3: The proposed project (six occupied homes) could be developed with a shortage of parking capacity. (Less than significant.)</p>	<p>MM 3G-4: Parking shall clearly be prohibited (through red curb or other means) on streets and fire turnarounds through the site.</p>	<p>Less than significant.</p>