THIS NOTICE WAS POSTED

ON August 30 2024

UNTIL September 30 2024

REGISTRAR – RECORDER/COUNTY CLERK

2024 182975

FILED
Aug 30 2024

Dean C. Logan, Registrar – Recorder/County Clerk

Electronically signed by LAKEISHA MCCOY

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
ENV-2023-7050-CE

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
ENV-2023-7050-CE

PROJECT TITLE
10619 Chalon Rd.

COUNCIL DISTRICT
5 – Young Yaroslavsky

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) ☐ Map attached.
10619 W. Chalon Rd., Los Angeles, CA 90077

PROJECT DESCRIPTION: ☒ Additional page(s) attached.
The Project is for 1,350 cubic yards of remedial grading in conjunction with an application for a haul route for the export of approximately 1,755 cubic yards of earth.

NAME OF APPLICANT / OWNER:
Andrew J. Robbins, Selim K. Zilkha Trust

CONTACT PERSON (If different from Applicant/Owner above)
Stacey Brenner, Brenner Consulting Group

(AREA CODE) TELEPHONE NUMBER | EXT.
(818) 970-5710

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

☐ STATUTORY EXEMPTION(S)

Public Resources Code Section(s) _____

☒ CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)

CEQA Guideline Section(s) / Class(es) **Section 15332 (Class 32)**

☐ OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

_____

JUSTIFICATION FOR PROJECT EXEMPTION: ☒ Additional page(s) attached

As a project involving remedial grading with no proposed development for the subject property, this Project qualifies for the Section 15332 (Class 32) Categorical Exemption.

☒ None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
☐ The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Esteban Martorell

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 6-22-2021

DEPARTMENT OF
CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

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EXECUTIVE OFFICES
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
(213) 978-1271

VINCENT P. BERTONI, AICP
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JUSTIFICATION FOR PROJECT EXEMPTION
CASE NO. ENV-2023-7050-CE

10619 West Chalon Road

Project Description

The Project is for 1,350 cubic yards of remedial grading in conjunction with an application for a haul route for the export of approximately 1,755 cubic yards of earth. As a project involving remedial grading mandated by Los Angeles Department of Building and Safety Order to Comply No. BO112912-954 and related Certificate of Substandard Property, with no proposed development for the subject property, this Project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Section 15332 (Class 32).

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions.

The City has considered whether the Proposed Project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

Location. *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The Proposed Project does not qualify for a Class 3 Categorical Exemption; therefore, this exception is not applicable.

Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

According to Navigate LA and the Department of Building and Safety Haul Route Requests Status Table, there is one other haul route approval, and no other haul route applications being processed in within 500 feet of the Subject Site.

The approved haul route is for the following property:

- 800 N. Tortuoso Way

In light of the increase in construction activity in Grading Hillside Areas and the increase in associated truck traffic related to the import and export of soil, a haul route monitoring program is being implemented by the Department of Building and Safety for Council Districts 4 and 5 for added enforcement to ensure safety and to protect the quality of life of area residents. Haul routes are tracked via a Map for each district, accessible on NavigateLA, to identify the locations of construction sites for which a haul route was required.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) to be considered by the Board of Building and Safety Commissioners that will reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. Therefore, in conjunction with citywide RCMs (described below) and compliance with other applicable regulations, no foreseeable cumulative impacts are expected.

Significant Effect. *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

The Project proposes to conduct remedial grading with no proposed development or construction in an urban area zoned and designated for multiple-dwelling development and some commercial developments. The adjoining lot on the northeasterly side of the Property is currently developed with a hotel. All other adjacent and surrounding lots are developed with single-family dwellings, and the Subject Site is of a similar size and slope to nearby properties. This type of project is not unusual for the vicinity of the Subject Site and is similar in scope to grading projects in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment, and this exception does not apply.

Scenic Highways. *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

The only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. The Subject Site is 5.85 miles from State Route 27. Therefore, the Project will not result in damage to any scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway, and this exception does not apply.

Hazardous Waste. *A categorical exemption shall not be used for a project located on a site which is included on any list complied pursuant to Section 65962.5 of the Government Code.*

According to Envirostor, the State of California's database of Hazardous Waste Sites, neither the Subject Site, nor any site in the vicinity, is identified as a hazardous waste site. Furthermore, the building permit history for the Project Site does not indicate the Site may be hazardous or otherwise contaminated, and this exception does not apply.

Historic Resources. *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The Project Site is not currently developed with any improvements and has not been identified as a historic resource by local or state agencies, and the Project Site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Finally, the City does not choose to treat the Site as a historic resource.

CEQA Determination – Class 32 Categorical Exemption Applies

A Project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a Project Site of no more than five acres substantially surrounded by urban uses; (c) The Project Site has no value as habitat for endangered, rare or threatened species; (d) Approval of the Project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The Site can be adequately served by all required utilities and public services.

(a) *The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.*

The Site is currently vacant. The Site is zoned [Q]R4-1-H-HCR and has a General Plan Land Use Designation of High Medium Residential. The Q Condition imposes building restrictions on new developments and imposes additional restrictions on the operations of hotels and similar establishments. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a project involving only remedial grading with no proposed development, the Project is consistent with the applicable Bel Air – Beverly Crest Community Plan designation and policies, and all applicable zoning designations and regulations.

(b) *The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.*

The subject Site is wholly within the City of Los Angeles, on a site that is approximately 0.59 acres. Lots adjacent to the Subject Site are developed with a hotel and single-family dwellings.

(c) *The project has no value as habitat for endangered species, rare, or threatened species.*

The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. According to ZIMAS, the project site is not located in a wetland, a natural community conservation plan, a habitat conservation plan or other adopted natural resource protection plan (LA County Significant Ecological Area). The project site is located in the foothills of the Santa Monica Mountains, within a residential neighborhood developed primarily with single-family dwellings. The lot adjoining the project site to the east is developed with a hotel. The subject site is undeveloped, has been previously graded and contains a dirt driveway. The applicant provided a Biological Resources Report, dated March 22, 2024, that was prepared by Carly Tailor of ECORP Consulting, Inc. The Report states that no special-status wildlife species were found on the Site or within close proximity and that the site does not contain suitable habitat for special-status wildlife species. The Site was found to contain potential nesting habitat for birds protected by the Migratory Bird Treaty Act (MBTA). The Report specified that compliance with MBTA regulatory measures such as the implementation of a Preconstruction Nesting Bird Survey, would ensure that the Proposed Project would not result in any negative impacts on protected bird species. There are 9 protected trees on the Site, and one off-site on an adjoining property. They are coast live oaks primarily in average or above average health ranging in height from 10 to 45 feet, as identified in the Tree Report prepared by Kay J. Greeley on February 27, 2024. The Project does not propose removing any of the protected trees from the Subject Site. The Tree Report was reviewed by the Urban Forestry Division of the Bureau of Street Services and stamp dated March 19, 2024. Thus, the Proposed Project will not have any negative impacts on rare, endangered, or threatened species and a meets this condition.

(d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality*

The Subject Site is located within a Fault Zone, Special Grading Area, Liquefaction Zone and a Very High Fire Hazard Severity Zone and is subject to specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles that regulate the grading and construction of projects in these particular types of "sensitive" locations. The RCMs will reduce any potential impacts to less than significant. Specifically, the following RCMs would apply:

- **Regulatory Compliance Measure RC-GEO-1 (Seismic):** The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

- **Regulatory Compliance Measure RC-GEO-2 (Hillside Grading Area):** The grading plan shall conform with the City's Landform Grading Manual guidelines, subject to approval by the Advisory Agency and the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices shall be provided to the satisfaction of the Building and Safety Department. These measures include interceptor terraces, berms, vee-channels, and inlet and

outlet structures, as specified by Section 91.7013 of the Building Code, including planting fast-growing annual and perennial grasses in areas where construction is not immediately planned.

- **Regulatory Compliance Measure RC-GEO-4 (Liquefaction Area):** The project shall comply with the Uniform Building Code Chapter 18. Division1 Section 1804.5 Liquefaction Potential and Soil Strength Loss. Prior to the issuance of grading or building permits, the applicant shall submit a geotechnical report, prepared by a registered civil engineer or certified engineering geologist, to the Department of Building and Safety, for review and approval. The geotechnical report shall assess potential consequences of any liquefaction and soil strength loss, estimation of settlement, lateral movement or reduction in foundation soil-bearing capacity, and discuss mitigation measures that may include building design consideration. Building design considerations shall include, but are not limited to:
    - ground stabilization
    - selection of appropriate foundation type and depths
    - selection of appropriate structural systems to accommodate anticipated displacements or any combination of these measures.

  The project shall comply with the conditions contained within the Department of Building and Safety's Geology and Soils Report Approval Letter for the proposed project, and as it may be subsequently amended or modified.

Additional RCMs will require compliance with the City of Los Angeles Noise Ordinance; pollutant discharge, dewatering, stormwater mitigations; and Best Management Practices for stormwater runoff. These RCMs will reduce any potential impacts on noise and water to less than significant. Furthermore, the Project does not exceed the threshold criteria established by LADOT for preparing a traffic study. The Project will also be governed by an approved haul route under City Code requirements, which will regulate the route hauling trucks will travel, and the times at which they may leave the site, thereby reducing any potential traffic impacts to less than significant. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Lastly, all haul route applications require the submittal of a Geology and Soils Report to the Department of Building and Safety (DBS). A Geology and Soils Report Approval Letter for the subject property, which details conditions of approval that must be followed, has been issued by DBS on October 5, 2023 (Log # 127818).

(e) *The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.*

The Project Site will be adequately served by all public utilities and services given that the Project Site is currently vacant, and the proposed project is for remedial grading and does not propose any new developments on the Project Site, therefore resulting in no increase in density or significant increase in population. The subject site is served by Los Angeles Fire Department Station No. 71 and will remain so upon completion of the Proposed Project. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption.