

COUNTY CLERK'S USE

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-2024-4917-CE

SCH NUMBER

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

CASE NUMBER
ENV-2024-4917-CE

PROJECT TITLE
1055 North El Medio Avenue

COUNCIL DISTRICT
11 – Park

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1055 North El Medio Avenue

Map attached.

PROJECT DESCRIPTION:
The proposed project involves the construction of a new 10,142 square-foot two-story, single-family residence with a basement, attached three-car garage, pool, pickleball court, detached one-story accessory dwelling unit, and two retaining walls under the maximum allowable Residential Floor Area (RFA) of 10,311 square feet. The proposed project involves approximately 3,450 cubic yards of grading and excavation activity, consisting of 3323 cubic yards of cut and 127 cubic yards of fill and a haul route for the export of approximately 3,196 cubic yards of earth.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
David Giger & Arleen Giger

CONTACT PERSON (If different from Applicant/Owner above)
Benjamin Eshaghian, Crest Real Estate

(AREA CODE) TELEPHONE NUMBER | EXT.
(323) 828-0522

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 15303/Class 3, 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

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
Brenden Lau *Brenden Lau*

STAFF TITLE
Planning Assistant

ENTITLEMENTS APPROVED
N/A

DISTRIBUTION: County Clerk, Agency Record
Rev. 1-30-2025



JUSTIFICATION FOR PROJECT EXEMPTION CASE NO. ENV-2024-4917-CE

1055 North El Medio Avenue

Project Description

The Project is for the construction of a new 10,142 square-foot two-story, single-family residence with a basement, attached three-car garage, pool, pickleball court, detached one-story accessory dwelling unit, and two retaining walls under the maximum allowable Residential Floor Area (RFA) of 10,311 square feet. The proposed project involves approximately 3,450 cubic yards of grading and excavation activity, consisting of 3323 cubic yards of cut and 127 cubic yards of fill and a haul route for the export of approximately 3,196 cubic yards of earth. As a single-family dwelling developed on an infill site, this Project qualifies for a Categorical Exemption, pursuant to CEQA Guidelines Sections 15303 (Class 3) and 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 subject site is located within a Very High Fire Hazard Severity Zone, a Special Grading Area (BOE Basic Grid Map A-13372), the Santa Monica Mountains Zone, a Wildland Urban Interface Area, a Landslide Area, a Hillside Area, is located within the Santa Monica Fault 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, including but not limited to the following:

- **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.
- **Very High Fire Hazard Severity Zone:** VHFHSZs are based on data and models of potential fuels over a 30-50 year time horizon, their associated expected fire behavior, and expected burn probabilities, which are used to quantify the likelihood and nature of vegetation fire exposure to buildings. California Building Code Chapter 7A requires new buildings in VHFHSZs to use ignition resistant construction methods and materials. These codes include provisions to improve the ignition resistance of buildings, especially from firebrands. VHFHSZs are used by building officials

for new building permits in Local Responsibility Areas. The zones are also used to identify property whose owners must comply with natural hazards disclosure requirements at the time of property sale and 100-foot defensible space clearance requirements.

- **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-3 (Landslide Area):** 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 landslide and soil displacement, 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

- **Regulatory Compliance Measure RC-GEO-6 (Expansive Soils Area):** 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 soil expansion 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.

These RCMs have been historically proven to work to the satisfaction of the City Engineer to reduce any impacts from the specific environment in which the Project is located. In addition, 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 April 30, 2025, under Log No. 131739-01. In addition, roof and site drainage as well as sewer availability must comply with Bureau of Engineering and Bureau of Sanitation standards; and hydrants, Fire Department Access, and Fire Safety must be reviewed and approved by the Los Angeles Fire Department before permits can be issued. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

The project is located within the Santa Monica Mountains Zone. The Biological Resources Report dated June 18, 2024, and an updated addendum dated July 16, 2025, 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 not have potential for special species in the study area; however, regulatory compliance measures, such as Protected Tree and Shrub Ordinance #186,873, Avoidance of invasive plants to the landscape palette, and the Preconstruction Nesting Bird Survey Monitoring Program, would ensure that the Proposed Project would not result in any negative impacts. There are no Protected Trees and twelve (12) Non-Protected Significant Trees on the site as identified in the Tree Report prepared by Lisa Smith, The Tree Resource on June 20, 2024. All twelve (12) of the Non-

Protected Significant Trees are proposed to be removed. The Tree Report was reviewed by the Urban Forestry Division of the Bureau of Street Services and stamp dated May 19, 2024. Thus, in conjunction with the above RCMs and compliance with other applicable regulations, the Project will not result in a significant impact based on its location.

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 are 3 other haul route approvals, and no other haul route applications being processed in within 500 feet of the subject site. The approved haul routes are located at 1051 North Palisair Place (approved on May 2, 2023), 1061 North Palisair Place (approved on September 17, 2019) and 1075 North Palisair Place. El Medio Drives runs perpendicular to Palisair Place, and the haul routes would not overlap until El Medio Avenue, where both streets would require connecting to. Additionally, the haul routes were approved in 2019, 2023, and 2025, both 1051 and 1061 North Palisair Place have completed their Haul Route activities, and 1075 North Palisair was recently approved and is currently in the Verification in Progress Stage.

In addition, the haul route approval will be subject to recommended conditions prepared by the Los Angeles Department of Transportation (LADOT) and the Bureau of Street Services (BSS) 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 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.*

As mentioned, the proposed project is for the construction of a new 10,142 square-foot two-story, single-family residence with a basement, attached three-car garage, pool, pickleball court, detached one-story accessory dwelling unit, and two retaining walls under the maximum allowable Residential Floor Area (RFA) of 10,311 square feet as shown on the Slope Analysis Map and Form signed and dated February 11, 2025. The proposed project involves approximately 3,450 cubic yards of grading and excavation activity, consisting of 3323 cubic yards of cut and 127 cubic yards of fill and a haul route for the export of approximately 3,196 cubic yards of earth. The proposed project is in an area zoned and designated for such development. This type of project is not unusual for the vicinity of the subject site and is similar in scope to other existing residential uses 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.

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 proposed project consists of activities typical of a residential development. Therefore, no unusual circumstances are present or foreseeable.

The subject site is in a Very High Fire Hazard Severity Zone (VHFHSZ). This does not support an unusual circumstance as the City has thousands of similar developments of the same size and scale in VHFHSZ. Additionally, the existing regulatory compliance measures will ensure there is no potential for an impact. Such areas are subject to existing emergency plans and regulations that govern development in fire hazards areas:

- Adopted emergency response plans and emergency evacuation plans applicable to the City of Los Angeles, include the City of Los Angeles Emergency Operations Plan and the Los Angeles County Operational Area Emergency Response Plan (OAERP). The OAERP defines responsibilities and provides guidance to agencies and jurisdictions within the County Operational Area on how to interface with the Operational Area Coordinator during emergencies and disasters.¹ The City's Emergency Operations Plan and Annexes identify roles, responsibilities and required actions for various City departments, particularly LAFD and the LAPD. In addition to their emergency response plans, both the City and County also designate Disaster Routes, which are freeway, highway or arterial routes pre-identified

¹ OAERP, p. 20

for use during emergencies. Disaster routes are not the same as evacuation routes. The Evacuation Annex of the City's Emergency Operation Plan provides that "[p]rimary evacuation routes consist of the major interstates, highways, and primary arterials within the City and Los Angeles County."² Disaster routes are used to bring emergency personnel, equipment, and supplies to impacted areas, while evacuation routes are used to move an affected population out of an impacted area. The closest County-designated primary (i.e. freeway) Disaster Route to the project site is the Pacific Coast Highway (PCH).³

- Hillside Development Construction Traffic Management Plan. Development in a hillside area are required to prepare a Construction Traffic Management Plan, subject to review and approval by the Department of Transportation (LADOT). A key feature of the construction management plan is ongoing coordination with the City and emergency service providers throughout the entire construction period to ensure adequate access is maintained to the project site and neighboring residences at all times. The construction management plan also requires the contractor to maintain access for land uses in proximity to the project site during construction, to minimize obstruction of through traffic lanes on surrounding public streets, and coordination of construction activity with related projects to further minimize construction traffic impacts.
- Fire, Building, and Zoning Code. Properties in VHFHSZs must comply with the requirements of Fire Code Section 57.322, which requires brush clearance within 200 feet of any structure. LAFD performs microenvironment weather analysis to check for irregular weather patterns and changes, which alerts LAFD to conditions such as windy days combined with low humidity. LAFD uses a Burning Index⁴ to determine when to call a Red Flag Day.⁵ A Red Flag Day is when the potential for a fast-moving brush fire is extremely high, when wind speeds are 25 mph or more and the humidity is 15 percent or less. On those days, illegally parked cars in VHFHSZ areas may be towed if their presence would prevent roadway access needed by LAFD. LAFD also has a significant air response ready to deploy, including water-dropping helicopters, and the mission of LAFD Air Operations includes brush fire suppression.⁶ LAFD also has access to additional helicopters, fixed-wing aircraft, bulldozers, and fire engines through mutual aid agreements with the state, County, and other cities in the region. In addition to attacking wildfires from the sky, LAFD also has ground resources such as fire engines and trucks.
- Chapter 33 of the City's Fire Code provides requirements designed to reduce risk of fire ignition during construction. These include, but are not limited to, prohibition of smoking except in areas approved by the LAFD, refueling of equipment in appropriate locations, preparation of a fire prevention program, and designation of fire watch personnel during occurrence of hazardous construction activities. The Fire Code (LAMC Section 57.4906.5.2) also requires the management of hazardous vegetation and fuel, as well as maintenance of defensible space in wildland-urban interface areas. The Fire Code also includes regulations that address building materials and construction methods for construction in VHFHSZs, that are intended to reduce exterior wildfire exposure.

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 project site is located approximately 2.6 miles southeast of 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

² Los Angeles Base Emergency Operations Plan 2023, October 2020 [Evacuation Functional Support Annex](#) p. 17

³ <https://dpw.lacounty.gov/dsg/DisasterRoutes/map/Los%20Angeles%20West%20Area.pdf>

⁴ A Burning Index is a number used by the National Oceanic and Atmospheric Administration to describe the potential amount of effort needed to contain a single fire in a particular fuel type within a rating area

⁵ LAFD, <https://ers.lafd.org/redflag/>, accessed March 4, 2025

⁶ LAFD, <https://www.lafd.org/about/special-operations/air-operations>, accessed March 4, 2025.

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 compiled 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 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. Based on this, the Project will not result in a substantial adverse change to the significance of a historical resource and this exception does not apply.

CEQA Determination – Class 3 Categorical Exemption Applies

The Class 3 Categorical Exemption allows for the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) *One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.* The project proposes the construction of two new residential dwelling units (one single-family dwelling and one accessory dwelling unit).
- (b) *Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.* The project proposes the construction of a new basement, attached three-car garage, pool, pickleball court, and two retaining walls.

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 following criteria:

- (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.

The project is for the construction of a new 10,142 square-foot two-story, single-family residence with a basement, attached three-car garage, pool, pickleball court, detached one-story accessory dwelling unit, and two retaining walls under the maximum allowable Residential Floor Area (RFA) of 10,311 square feet. The proposed project involves approximately 3,450 cubic yards of grading and excavation activity, consisting of 3323 cubic yards of cut and 127 cubic yards of fill and a haul route for the export of approximately 3,196 cubic yards of earth. As a new single-family dwelling with accessory structures,

and a project which is characterized as in-fill development, the project qualifies for the Class 3 and Class 32 Categorical Exemption(s).

The sites are zoned RE15-1 and has a General Plan Land Use Designation of Very Low II Residential. As shown in the case file, the project is consistent with the applicable Brentwood – Pacific Palisades Community Plan designation and policies and all applicable zoning designations and regulations. The subject sites are wholly within the City of Los Angeles, that totals approximately .72 acres.

The subject site and much of the Pacific Palisades was affected by a wildfire that started on January 7, 2025 and burned approximately 23,707 acres.⁷ The fire damaged and destroyed more than 6,000 structures of which 6,373 are residential structures. The subject site was previously developed with a single-family dwelling with a swimming pool and accessory building. The existing structures were destroyed by the Palisades Fire and the site is currently vacant with a swimming pool. As described above, the proposed project is for the construction of a new 10,142 square-foot two-story, single-family residence with a basement, attached three-car garage, pool, pickleball court, detached one-story accessory dwelling unit, and two retaining walls under the maximum allowable Residential Floor Area (RFA) of 10,311 square feet. The proposed project involves approximately 3,450 cubic yards of grading and excavation activity, consisting of 3323 cubic yards of cut and 127 cubic yards of fill and a haul route for the export of approximately 3,196 cubic yards of earth. Lots adjacent to the subject site are developed with the following urban uses: single-family dwellings not affected by the fire to the north, south, and west and a single-family dwelling affect by the fire to the east.

- (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 RE15-1 and has a General Plan Land Use Designation of Very Low II Residential. The Proposed Project is subject to the Zoning Information (ZI) file attached to the subject property. As a new single-family dwelling with accessory structures, the Project is conformance with the applicable Brentwood-Pacific Palisades 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 0.72 acres. Lots adjacent to the Subject Site are also developed with single-family dwellings.

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

The Site is currently vacant with a swimming pool. The Site is not a wildland area, and is not inhabited by endangered, rare, or threatened species. The Biological Resources Report dated June 18, 2024 and an updated addendum dated July 16, 2025 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 not have potential for special species in the study area; however, regulatory compliance measures, such as Protected Tree and Shrub Ordinance #186,873, Avoidance of invasive plants to the landscape palette, and the Preconstruction Nesting Bird Survey Monitoring Program, would ensure that the Proposed Project would not result in any negative impacts. There are no Protected Trees and twelve (12) Non-Protected Significant Trees on the site as identified in the Tree Report prepared by Lisa Smith, The Tree Resource on June 20, 2024. All twelve (12) of the Non-Protected Significant Trees are proposed to be removed. The Tree Report was reviewed by the Urban Forestry Division of the Bureau of Street Services and stamp dated May 19, 2024. Thus, no foreseeable significant effects are expected to any endangered species, 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*

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance pollutant discharge, dewatering, stormwater mitigations;

⁷ <https://www.fire.ca.gov/incidents/2025/1/7/palisades-fire>

and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water. Furthermore, the project does not exceed the threshold criteria established by LADOT for preparing a transportation study. Therefore, the project will not have any significant impacts to traffic or transportation. 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. The project site will be adequately served by all public utilities and services given that the construction, remodel and addition of two new single-family dwellings and accessory structures will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32.

- (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 construction of a new single-family dwelling will be on a Site which has been previously developed with a single-family dwelling, and in a residential area, therefore resulting in no significant increase in density or population. Therefore, it can be found that the Project meets the qualifications of the Class 32 Exemption