

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

DIR-2025-7112-CDO / Community Design Overlay District Director Determination

LEAD CITY AGENCY

City of Los Angeles (Department of City Planning)

CASE NUMBER

ENV-2025-7113-CE

PROJECT TITLE

N/A

COUNCIL DISTRICT

CD 1 – Hernandez

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)

2958 W Valle Vista Dr

Map attached.

PROJECT DESCRIPTION:

New two (2)-story, 786 sf addition to an existing one (1)-story, 770 sf single family dwelling, the demolition of the existing carport for the addition of a new 266 sf carport; and the removal of one (1) non-protected tree.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:

Dorothea Wisco

CONTACT PERSON (If different from Applicant/Owner above)

N/A

(AREA CODE) TELEPHONE NUMBER

(310) 962-9844

EXT.

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 3)

CEQA Guideline Section(s) / Class(es) CEQA Guidelines Section 15301/Class 1 and 15303 / Class 3

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

The project is exempt because it involves an addition to an existing single family development. None of the exceptions to the Categorical Exemption Under CEQA Guidelines Section 15300.2 applies to the proposed project. (a) Location: Although the project is located within the Special Grading Area (BOE Basic Grid Map A-13372), Liquefaction Zone, and within the Raymond Fault Zone, as analyzed in ZIMAS, the subject site does not contain an officially mapped environmental resource of hazardous or critical concern. (b) Cumulative Impact: Per ZIMAS, the LADBS Haul Route Status Table, and Navigate LA, there are no concurrent approved or pending projects or haul routes within the same place of the project site. The proposed Project will not result in significant cumulative impacts from successive projects of the same type in the same place. (c) Significant Effect: The project will not have a significant effect on the environment due to unusual circumstances. Most adjacent lots are developed with single-family dwellings and multi-family structures, and the subject site is of similar size and slope to nearby properties. The project site is located in a typical urbanized area of the Northeast Los Angeles Community Plan, and the project would be consistent with the designated zoning and would adhere to all requirements of the LAMC. The project is not unusual for the vicinity of the site, and is similar in scope to other existing residential uses in the area. Furthermore, there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. Per ZIMAS and the City's adopted fire map, the project site is not located in the Very High Fire Hazard Severity Zone. However, per the 2025 updated CalFire map, the project site is located in the Very High Fire Hazard Severity Zone and will comply with the standard state and local fire requirements and specific requirements for landscaping and brush clearance. (d) Scenic Highways: The project is not in the vicinity of a state scenic highway and will not damage scenic resources in a state scenic highway. (e) Hazardous Waste Sites: The project site is not on a list compiled pursuant to Government Code Section 65962.5 related to hazardous waste sites. (f) Historical Resources: Per ZIMAS, SurveyLA, and/or Historic Places LA, the project site is not identified or eligible as a historical resource. The project will not cause a substantial adverse change in the significance of a historical resource.

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project; no unusual circumstance is found.

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 Nicole Sánchez <i>Nicole Sanchez</i>	STAFF TITLE City Planner
ENTITLEMENTS APPROVED Community Design Overlay District Director Determination	

DISTRIBUTION: County Clerk, Agency Record **Rev. 9-17-2025**

As mentioned, the project proposes a new two (2)-story, 786 sf addition to an existing one (1)-story, 770 sf single family dwelling, the demolition of the existing carport for the addition of a new 266 sf carport; and the removal of one (1) non-protected tree on a 4,199.9 square foot lot and the removal of one (1) non-protected tree in an area zoned and designated for such development. All adjacent lots are developed with single-family or multi-family dwellings, and the subject site is of a similar size and slope to nearby properties. The project proposes a Floor Area Ratio (FAR) of 1:1 or 1,996 square feet on a site that is permitted to have a maximum FAR of 3:1. The project proposes a building height of 24-feet 6-inches, which is not unusual for the vicinity of the subject site and is similar in scope to other existing low residential in the area.

According to ZIMAS, the project site is not within an identified sensitive area such as the Santa Monica Mountains Zone, Mountain Lion Potential Zone, Monarch Butterfly Potential Zone, or Protected Area for Wildlife. The site is also designated as a low biological resource potential. Therefore, the project will have no impact on any species or riparian habitats identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations; federally protected wetlands; and the movement of any native resident or migratory fish or wildlife species. The site is also previously disturbed, and is surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. Therefore, the subject project will have no cumulative biological impact to the project site and its surroundings.

As specified in ZIMAS and the City's adopted fire map, the project site is not located within the Very High Fire Hazard Severity Zone (VHFHSZ). However, as shown in the 2025 updated CalFire map, the project site is located within the VHFHSZ. Through compliance with the standard state and local fire requirements and specific requirements for landscaping and brush clearance, the project will not have a significant effect on the environment due to unusual circumstances.

Prior to any work on the adjacent public right-of-way, the applicant will be required to obtain approved plans from the Department of Public Works. As there currently is no approved right-of-way improvement plan and for purposes of conservative analysis under CEQA, Planning has analyzed the worst-case potential for removal of all street trees. Note that street trees and protected trees shall not be removed without prior approval of the Board of Public Works/Urban Forestry (BPW) under LAMC Sections 62.161-62.171. At the time of preparation of this environmental document, no approvals have been given for any tree removals on-site or in the right-of-way by BPW. The project includes the removal of one (1) non-protected tree. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, 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 proposed project is located approximately 35 miles west from Topanga State Park. Therefore, the subject site will not create any impacts within a designated as a state scenic highway. Furthermore, 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. 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 historic resource and this exception does not apply.

The project will be subject to RCMs, which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management

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Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.