



7025 Vista Del Mar Lane, Playa Del Rey, 90293 Class 3 Categorical Exemption Findings Case No. ENV-2023-XXXX-EAF

Project Description

The proposed project includes the construction of a primary and secondary single family dwellings per SB9 on an undeveloped lot totaling 5116 sqft, with attached garages, two 10' retaining walls, pool/spa, decks. Haul Route for 2824.29 CY of export to Sunshine Canyon Landfill and street vacationing required. The subject property is located in the Westchester-Playa Del Rey community area of the City of Los Angeles near the intersection of Vista Del Mar and Vista Del Mar Lane and is bordered by both single family and multifamily residences. The site is undeveloped.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

There are six exceptions that would prohibit the City of Los Angeles considering the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six exceptions to the exemption are: a) Location; b) Cumulative Impacts. c) Significant Effects; d) Scenic Highways; e) Hazardous Waste Sites; and f) Historical Resources.

a) Location

The subject site is located within a Hillside Area, Very High Fire Severity Zone, Urban Agriculture Incentive Zone, and Special Grading Area; however, specific Regulatory Compliance Measures (RCMs) in the City of Los Angeles regulate the grading and construction of projects in these sensitive locations and will reduce any potential impacts to less than significant. The following specific RCMs will apply to the proposed project:

- Regulatory Compliance Measures for Seismic: The design and construction of the proposed project will be required to conform to the

California Building Code seismic standards as approved by the Department of Building and Safety.

- Regulatory Compliance Measures for Hillside Grading Area: The grading plan will be required to conform to the City's Landform Grading Manual guidelines, subject to approval of the Department of Building and Safety's Grading Division. Appropriate erosion control and drainage devices will be provided, including interceptor terraces, berms, vee-channels and inlet and outlet structures.
- Regulatory Compliance Measures for Subsidence Area: Prior to the issuance of building or grading permits, the applicant shall submit a geotechnical report prepared by a registered civil engineer or certified engineering geologist to the written satisfaction of the Department of Building and Safety. The geotechnical report shall assess potential consequences of any subsidence 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. The subject property has received a Soils Approval Letter on 01/03/2023.
- Regulatory Compliance Measures for 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. The subject property has received a Soils Approval Letter on 01/03/2023.

These RCMs will reduce any potential 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. A Geology and Soils Report Approval Letter for the subject property, was issued by the City on January 03, 2023. In conjunction with the aforementioned RCMs, the location of the project will not result in a significant impact based on its location.

b) Cumulative Impacts

According to Navigate LA, there are no confirmed Haul Routes within 500 feet of the subject property

Overall, the haul route approval will be subject to recommended conditions prepared by LADOT and 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.

c) Significant Effect

As mentioned above, the proposed project includes the New construction primary and secondary SFD per SB9 on undeveloped lot totaling 5116 sqft, attached garages, 2 10' retaining walls, pool/spa, decks. Haul Route for 2824.29 CY of export and street vacationing required. The project is surrounded by both single and multi family residences of a similar size and slope, and there is no documented habitat for protected, endangered, or threatened species as outlined by the accompanying biological assessment report. As a result, there are no unusual circumstances which may lead to a significant effect on the environment and this exception will not apply.

d) Scenic Highways

This project will not impact any Scenic Highway within the City of Los Angeles.

e) Hazardous Waste

Neither the subject property, not any adjacent site, is a hazardous waste site, and this exception does not apply as a result.

f) Historic Resources

The existing previous house has no historic classifications. Based on the demolition plans and proposed development, the project will not result in substantial change to the significance of a historic resource and this exception does not apply.