

Community Development Department
One Civic Center Drive
La Cañada Flintridge, CA 91011-2137
(818) 790-8881

**MITIGATED NEGATIVE DECLARATION
AND INITIAL STUDY CHECKLIST**

- Case Number:** Hillside Development Permit 18-41
Second-Floor Review 18-22
Tree Removal Permit 18-29
- Project Location:** The project site is located at 1165 Inverness Drive, La Cañada Flintridge, California. The project site is identified by the Assessor's Identification Number, AIN 5658-008-017.
- Project Description:** The project involves construction of a new two-story residence with an attached two-car garage. A Hillside Development Permit is required since the vacant site is hillside. Second-Floor Review is required because the proposed home will include multiple levels qualifying as two-story. A Tree Removal Permit is requested for the removal of one City protected Oak tree on the subject site to provide adequate vehicular access to the property.
- Project Applicant:** Troedsson Design and Planning Inc.
- Lead Agency:** City of La Cañada Flintridge
Department of Community Development
One Civic Center Drive,
La Cañada Flintridge, CA 91011
(818) 790-8881

On the basis of the attached Initial Study prepared for the project, it has been determined that the project would not have a potential for a significant effect on the environment; or the project has been modified to incorporate mitigation measures listed below so that it would not have a potentially significant effect on the environment. A copy of said Initial Study is available for review at the La Cañada Flintridge Planning Department, One Civic Center Drive, La Cañada Flintridge, CA 91011. This document constitutes a Mitigated Negative Declaration. Comments on the Mitigated Negative Declaration will be received from April 5, 2019 to April 25, 2019.

I. Aesthetics

No mitigation measures are required.

II. Agriculture and Forest Resources

No mitigation measures are required.

III. Air Quality

No mitigation measures are required.

IV. Biological Resources

No mitigation measures are required.

V. Cultural Resources

d: Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

No known burial sites are located within the vicinity of the project site. However, if human remains are encountered and determined not to be of Native American descent State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. *With the stated mitigation measures this impact would no longer be potentially significant.*

VI. Geology and Soils

No mitigation measures are required.

VII. Greenhouse Gas Emissions

No mitigation measures are required.

VIII. Hazards and Hazardous Materials

No mitigation measures are required.

IX. Hydrology and Water Quality

No mitigation measures are required.

X. Land Use and Planning

No mitigation measures are required.

XI. Mineral Resources

No mitigation measures are required.

XII. Noise

No mitigation measures are required.

XIII. Population and Housing

No mitigation measures are required.

XIV. Public Services

No mitigation measures are required.

XV. Recreation

No mitigation measures are required.

XVI. Transportation/Traffic

a: The addition of a single-family residence to the area would not increase residential vehicle trips to a considerable extent and would not have a significant effect on residential traffic volume in the general area. Some temporary traffic increase is to be expected during the construction period as vehicles move to and from the site, as is the case with

any project involving new residential construction. At the time of this evaluation other construction projects are not underway in the immediate area. The site is served by and proximate to, improved public streets characterized by low traffic volumes. While the City's Traffic Engineer identified the section of Inverness Drive at the project site to have a substandard pavement width, based on his review of the project and site inspection it was determined that due to low traffic volumes the location of the driveway, as proposed, is acceptable. Given the current substandard width of the street and the project's location along Inverness Drive's curvature, a condition will be included requiring flagmen to manage and direct traffic during peak times of construction activity or as deemed necessary. The condition will also restrict storage of construction materials and equipment outside the property lines of the subject site. *With the stated mitigation measures this impact would no longer be potentially significant.*

XVII. Tribal Cultural Resources

a-ii. Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a "historical resource" pursuant to CEQA Guidelines Section 15064.5(a) or has a "unique archaeological resource" pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes. *With the stated mitigation measures this impact would no longer be potentially significant.*

No known burial sites are located within the vicinity of the project site. However, if human remains are encountered and determined not to be of Native American descent State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition

pursuant to Public Resources Code Section 5097.98. *With the stated mitigation measures this impact would no longer be potentially significant.*

XVIII. Utilities and Service Systems

No mitigation measures are required.

XIX. Mandatory Findings of Significance

No mitigation measures are required.

Responsible Agencies: None

Trustee Agencies: None

Public Review Period

Pursuant to Section 21092 of the Public Resources Code, a Public Hearing will be held by the Planning Commission of the City of La Cañada Flintridge in the Council Chamber, One Civic Center Drive, La Cañada Flintridge, California 91011, on April 25, 2019 at 6:00 p.m. to consider this project. At that time, any interested person is welcome to attend and be heard on this matter.

Prior to the Public Hearing, the public is invited to submit written comments on this Proposed Mitigated Negative Declaration to the La Cañada Flintridge Planning Department, Attention: Gary Yesayan, Assistant Planner, One Civic Center Drive, La Cañada Flintridge, California 91011; or phone (818) 790-8881. Please refer to the project case numbers and address when submitting comments. Agency responses should include the name of the contact person within the commenting agency.

Document Availability

Copies of the application, maps, plans, environmental documents, and other pertinent materials related to this application are available for public review at the Planning Department (One Civic Center Drive) from 7:00 am to 5:00 pm Monday through Thursday, and 8:00 am to 5:00 pm Friday. Additional information is also available on the City website at www.lcf.ca.gov.


Gary Yesayan
Assistant Planner

04-05-2019
Date

CITY OF LA CAÑADA FLINTRIDGE

ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:**
Hillside Development Permit 18-41
Second-Floor Review 18-22
Tree Removal Permit 18-29
2. **Lead Agency Name and Address:**
City of La Cañada Flintridge
Community Development Department
One Civic Center Drive
La Cañada Flintridge, CA 91011
3. **Contact Person and Phone Number:**
Gary Yesayan, Assistant Planner
818-790-8881
4. **Project Location:**
(AIN# 5658-008-017)
1165 Inverness Drive
La Cañada Flintridge, CA 91011
5. **Project Sponsor's Name and Address:**
Troedsson Design and Planning Inc.
969 Colorado Boulevard, Suite 201
Los Angeles, CA 90041
6. **General Plan Designation:**
Very Low Density Residential – Max. of 2 Dwelling Units per Acre
7. **Zoning:**
R-1-20,000 (Single-Family Residential – 20,000 Square Foot Minimum Lot Size).
8. **Description of Project:** (A description of the whole action involved, including but not limited to later phases of the project, and any secondary, support or off-site features necessary for its implementation):

The project involves preparation of a vacant lot by way of grading and removal of one Oak and three Eucalyptus trees followed by construction of a new two-story residence comprising 5,130 sq. ft., on a 21,854 sq. ft. lot. Removal of one 16-inch diameter City protected Oak tree is proposed through a Tree Removal Application to accommodate the house and provide adequate access around the residence. (Eucalyptus trees are not protected and therefore not subject to the Tree Removal Application). Site grading would occur, with approximately 100 cubic yards of soil to be exported from the lot.

PROJECT LOCATION:

The site is a vacant, reverse-corner lot (AIN# 5658-008-017), located along the east curvature of Inverness Drive, between Madison Road and Windermere Place in the R-1-20,000 zone.

ENVIRONMENTAL SETTING:

The subject property is a 21,854-square foot vacant lot located along the northeast side of Inverness drive. The site is hillside with an average slope of 29 percent. The subject site and its immediate neighborhood include numerous mature trees and substantial landscaping. The natural grade level of the general site, at its center, is lower than the street level. The site includes an underground private storm drain that runs the entire length of the site from east to west.



PROJECT OBJECTIVE:

The project would prepare the currently vacant site through grading to allow construction of a two-story, 5,130-square foot, single-family residence with an attached garage. The project would also include removal of two, 16-inch diameter Oak trees through application for Tree Removal Permit to provide adequate access to the property.

SURROUNDING LAND USES:

Current Development:	<i>None - Vacant Lot</i>
To the north:	<i>Single-Family Residential</i>
To the east:	<i>Single-Family Residential</i>
To the south:	<i>Single-Family Residential</i>
To the west:	<i>Single-Family Residential</i>

9. Other Agencies Whose Approval is Required (and Permits Needed):

Los Angeles County Grading Division, Los Angeles County Fire Department, Los Angeles County Health Department and Los Angeles County Fish and Wildlife.

10. **Environmental Factor(s) Potentially Affected** (The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages):

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Greenhouse Gas Emissions Quality
- Hazards & Hazardous Materials
- Hydrology/Water
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic Systems
- Tribal Cultural Resources
- Utilities/Service
- Mandatory Findings of Significance

11. **Determination:**

On the basis of this initial evaluation (check appropriate box):

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or	

mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	
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Signature

04-05-2019
Date

Gary Yesayan, Assistant Planner for the City of La Cañada Flintridge
Printed Name

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or

negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

CITY OF LA CAÑADA FLINTRIDGE ENVIRONMENTAL CHECKLIST

1. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?				x
Land Use Element (LUE) Goal 5 of the La Cañada Flintridge General Plan refers to preservation and enhancement of scenic beauty of the community. The house would not be situated as to block any major views from private property and would not have adverse effects on a scenic vista since there are none identified within the project site.				
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				x
The project would be built on an existing vacant lot along a public City street. The City has no designated Scenic Highways or historic buildings in this area according to the General Plan, and, therefore, the project will have no impact.				
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			x	
The new house would incorporate simple-traditional architectural elements and design. The house would be built on an existing vacant lot and while grading would elevate the site's natural grade, the house would be situated below the street level, at a comparable elevation to the neighboring home to the east. The new house would be partially screened by existing trees along its north and south property lines. The project would be required to provide water efficient landscaping that would enhance the visual character of the currently vacant site. The Hillside and Second-floor Review processes include mandatory findings that address building massing, view impacts, neighborhood compatibility and architectural design guidelines, all of which were supportable in staff's estimation. In all, while the project would introduce a large 2-story home, it would not significantly impact the visual quality of the site and surroundings.				
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			x	
Given the hillside nature of the lot, through application of City's Hillside Ordinance, surface colors of the structure are required to remain below 50-percent light-reflectance for exterior walls and below 30-percent light -reflectance for roofs. This would prevent substantial glare for properties above and around the project site. Existing mature tree canopies would also provide screening from potential glare. Additionally, lighting associated with the use of the building would be that of a typical single-family residential building; therefore, no significant impact would result from the project.				

<p>2. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:</p>				
<p>a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?</p>				X
<p>There is no Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) within La Cañada Flintridge; therefore, there will be no impact.</p>				
<p>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</p>				X
<p>There is no land zoned for agricultural use or William Act contracts within La Cañada Flintridge; therefore, there will be no impact.</p>				
<p>c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?</p>				X
<p>No land within La Cañada Flintridge is zoned for, or utilized as, forest land, timberland, or timberland zoned Timberland Production. The Angeles National Forest is located to the north of La Cañada Flintridge, completely outside of the City boundary. Therefore, there will be no impact.</p>				
<p>d) Result in the loss of forest land or conversion of forest land to non-forest use?</p>				X

There is no forest land within La Cañada Flintridge; therefore, there will be no impact.				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
The project site is not located within proximity to any land zoned for or utilized for agricultural or forest land. Therefore, the proposed project will not result in the loss of forest land or conversion of forest land to non-forest use and therefore, there will be no impact.				

3. AIR QUALITY. (The significance criteria established by the South Coast Air Quality Management District shall be relied upon to make the following determinations.) Would the project:

a) Conflict with or obstruct implementation of the applicable air quality plan?				X
Construction of a house on an existing legal lot is not in conflict with any air quality plan; therefore, there will be no impacts.				
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
The project would involve only the introduction of a new two-story residence in an area zoned and intended for such use; therefore, it cannot be expected to have a significant effect on air quality, beyond normal construction activity which would occur for a temporary period.				
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
A single-family residential use is not associated with regulated emissions and pollutants; there, there will be no impact.				
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
Some dust and debris can be expected with residential construction of this scale. However, no unique sensitive receptors beyond long-standing single-family residences are found in the immediate area while the construction of one new single-family residence is not expected to result in substantial pollutant concentrations; therefore, impacts would be less than significant.				
e) Create objectionable odors affecting a substantial number of people?			X	

The introduction of a new two-story, single-family residence to the area is not expected to result in the creation of objectionable odors, beyond those temporarily associated with certain construction activity; therefore, impacts would be less than significant.

4. BIOLOGICAL RESOURCES. Would the proposal result in impacts which would:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
The project involves new residential construction on a property zoned for such use in a substantially developed residential area. No unique, rare, or endangered animals are known to exist on site; therefore, there will be no impacts.				
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
b-c: There are no locally designated natural communities on the site and no riparian or wetlands habitat onsite. Therefore, there will be no impacts.				
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
Although the vacant hillside lot may accommodate wildlife movement, there are no long-standing or definitive wildlife corridors on the site or in the surrounding area that would be affected by construction of a new house, which would simply develop an existing R-1 lot adjacent to other single-family residential development. Therefore, potential impacts would be less than significant.				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
In preparation of the site and to provide adequate access to the newly developed property, removal of one City protected Oak tree with an estimated trunk diameter of 16-inches measured 54-inches above grade (dbh) is proposed. Approval to remove said tree is through City's Tree Removal application and per validation of				

<p>applicable findings. In addition to numerous trees throughout the site, along the south property line there are total of fourteen mature trees. The removal of the Oak tree out of the existing fourteen would not negatively impact the character of the neighborhood. Additionally, a replacement Oak tree on the site would be required. The project includes a proposal to remove three Eucalyptus trees. Removal of Eucalyptus trees would not be subject to Tree Removal application since Eucalyptus trees are not a City protected species. As part of the project, new landscaping will be proposed and reviewed for compliance with the City’s Water Efficient Landscaping Ordinance. This will further enhance the site. The proposed residence would maintain the required protection distance from all existing Oak trees which would be protected during construction activity with fencing as conditioned. Overall, the project would not conflict with any local policies and would follow City’s tree protection and preservation ordinance and would be consistent with the findings for removal. This impact would be less than significant.</p>				
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				X
<p>Construction of a single-family residence upon an existing lot zoned for that use and currently surrounded by that use is not in conflict with any conservation program of which staff is aware; therefore, there will be no impacts.</p>				

5. CULTURAL RESOURCES. Would the proposal:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
<p>a – c: No previously identified paleontological fossils localities are present within the City boundaries and the potential for the discovery of fossils is low. There is always the potential for paleontological resources to exist at deep levels, although no earth disturbing activities beyond site grading is proposed as part of the project. If paleontological resources are unearthed, all earth-disturbing work would be suspended until a paleontologist has evaluated the nature and significance of the resource. Once the find has been appropriately mitigated, work in the area would resume. A condition to follow this requirement will be included. This impact is determined to be less than significant.</p>				
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		
<p>d: Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe</p>				

who is ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

No known burial sites are located within the vicinity of the project site. However, if human remains are encountered and determined not to be of Native American descent State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98.

With the stated mitigation measures this impact would no longer be potentially significant.

6. GEOLOGY AND SOILS. Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			x	

ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
<p>i-iii: The City is not among the 100 included in the Alquist-Priolo map series. The Sierra Madre Fault as well as other nearby faults (San Andreas, San Jacinto, Elsinore-Whitter, Newport-Inglewood) are expected sources of ground shaking at the site. A moderate to major event on any of these faults could result in ground shaking at the project site. This risk exists throughout the Southern California region and could expose people, property and infrastructure to potentially damaging ground shaking. Compliance with applicable building codes would minimize structural damage to buildings and ensure safety in the event of a moderate or major earthquake. The site is subject to the same risk of ground shaking as the surrounding area. Based on this, impacts associated with strong seismic ground shaking are anticipated to be less than significant.</p> <p>According to the USGS Seismic Hazard Zones Pasadena Quadrangle (March 25, 1999) the project site is outside the mapped earthquake-induced potential liquefaction areas and is not identified as having the potential for liquefaction. As such, impacts are expected to be less than significant.</p>				
iv) Landslides?			X	
<p>According to General Plan Figure SE-3 (State of California Seismic Hazard Zone in the City and Vicinity) and the USGS Seismic Hazard Zones Pasadena Quadrangle (May 25, 1999) the project site is not within an area susceptible to earthquake induced landslides. Based on this, the project would not expose people or structures to potential substantial adverse effects associated with landslides and impacts would be less than significant.</p>				
b) Result in substantial soil erosion or the loss of topsoil?			X	
<p>No major soil erosion would result. Some topsoil alteration would result from the project, which would involve creation of a building pad and associated grading; but impacts would be less than significant.</p>				
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
<p>The project includes a Geological and Geotechnical Engineering Investigation and Report that identifies the site as appropriate for the proposed project. There is no evidence to indicate any such unstable soil or potential for landslide, lateral spreading subsidence, liquefaction or collapse. The project and the report would be subject to plan check for conformance prior to issuance of building permits by the Department of Building and Safety. Based on this information, geologic stability impacts are expected to be less than significant.</p>				
d) Be located on expansive soil, as defined in Table 18-I-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X

A provided Geological and Geotechnical Engineering Investigation dated August 20, 2018, concluded that the entire structure will be underlain by onsite bedrock or existing uncertified fill material of very low expansion potentials (EI=18). Chapter 6.2.4 of the report provides data and recommendations to ensure proper and safe construction. The report and the proposed project would be subject to review during the plan check phase for compliance. No impacts would occur.				
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?				X
The site was previously tested for percolation, with positive results, while a preliminary approval from the Health Department for a septic system capable of supporting the project was obtained. No impacts would occur.				

7. GREENHOUSE GAS EMISSIONS. Would the proposal:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
Significant greenhouse gas emissions are not associated with the construction of a single-family residence beyond limited grading and construction activity; therefore, impacts would be less than significant.				
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
The project, consisting of a new single-family residence which would not conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing emissions of GHGs. Therefore, there would be no impact.				

8. HAZARDS and HAZARDOUS MATERIALS. Would the proposal:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
a-d: The project will not involve the use of any hazardous substances beyond the minimal level of normal household use; therefore, there would be no impacts.				
e) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
The house would be located along a public City street characterized by low traffic volumes. The introduction of a new single-family residence to the area will not conflict with any existing emergency response plans and emergency evacuation plans and, therefore, would have no impact.				
f) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	
The introduction of a new house in a low-density built-up residential area is not believed to result in a significantly increased fire hazard, since the project would provide upgraded irrigated landscaping transitioning into adjacent native growth. The project would need to meet the requirements of Fire Zone 4 and be approved by the Los Angeles County Fire Department. This impact would be less than significant.				

9. HYDROLOGY AND WATER QUALITY. Would the proposal:

a) Violate any water quality standards or waste discharge requirements?				X
Percolation tests have been conducted and the site has been found to meet all the percolation requirements of the Health Department. An approval has been obtained from the Los Angeles County Health Department for an Onsite Wastewater Treatment System requiring its installation and inspection by Environmental Health prior to final approval. Therefore, the project would not violate any water quality standards or waste discharge requirements.				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would				X

not support existing land uses or planned uses for which permits have been granted)?				
The provided Geological and Geotechnical Engineering Report identified the presence of groundwater at 8' and 16' depths. However, there is no evidence presented that would indicate depletion of groundwater supplies, interference with groundwater recharge or lowering of local groundwater table levels. Water will be supplied by the Valley Water Company, and a will-serve letter has been provided indicating the company's willingness and capability to provide adequate water supply to this residence.				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
c-f: New construction and paving will invariably affect existing drainage patterns, though in the case of the project, there is no course of a stream or river. The site includes a channelized storm drain beneath its surface that is privately owned and maintained. As part of standard plan check precautions against concentration of flow, further drainage review by the City Engineer and County and imposition of LID (Low Impact Development) standards will be required to prevent any detrimental changes to absorption rates, drainage patterns or surface runoff. No discharge into surface waters or other surface water issues are expected to result from the project. As such, impacts will be less than significant.				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
g-h: The Flood Insurance Rate Maps indicate that there are no 100-year flood zones in the area and, therefore, no impacts would occur.				
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

i-j: The project is not located in an area subject to those hazards and, therefore, no impacts would occur.

10. LAND USE AND PLANNING. Would the proposal:

a) Physically divide an established community?				X
The project site is zoned for a single-family residential use, which the project proposes to introduce. The arrangement of the established community proximate to the site is very low-density single family residential, into which the project would be placed at the allowable density. Furthermore, the project is surrounded by comparably developed sites and the proposed new residence would be part of the already established community and therefore would not present such division.				
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
The General Plan designation is Very Low Density Residential; the zoning is R-1-20,000 (20,000 sq. ft. Minimum Lot Area) which allows a single-family use. The project would comply with all floor area, setback and height requirements for the subject zone. The project would be subject to Second-Floor Review, Hillside Development Review and Tree Removal Applications, all intended to ensure compliance with the Zoning Ordinance and consistency with the General Plan. No variance or Zoning Code exceptions are requested and therefore, no conflicts are identified with any applicable land use plan, policy or the General Plan.				

11. MINERAL RESOURCES. Would the proposal:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
a-b: The site is not within any mineral resource area according to the General Plan and the State Division of Mines and Geology and, therefore, there will be no impacts.				

12. NOISE. Would the proposal result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
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b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
a-c: As a new single-family residence with outside amenities on a legally developable R-1 property, the project could raise existing noise levels; however, there is no indication of any increase in noise levels beyond that associated with temporary construction activity and customary residential use and, therefore, impacts will be less than significant.				
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
No sources of severe noise levels are anticipated as a result of the project, beyond typical construction activity, which, throughout duration, will be required to conform with the City of La Cañada Flintridge Zoning Code Section 05.02.110 regulating construction hours and noise levels and, therefore, impacts will be less than significant.				
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
e-f: The project is not near an airport or airstrip and, therefore, there will be no impacts.				

13. POPULATION AND HOUSING. Would the proposal:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
The project site is in an area zoned for single-family residences, and is substantially built up, so that the construction of a new single-family residence would not have any substantial growth effect. Therefore, there will be no impacts.				
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

b-c: No displacement of any of the area's existing housing stock will result from the project, which involves a new residence on a vacant property and, therefore, will have no impacts.

14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

a,b,e: No public facilities are expected to require additional maintenance, alteration or expansion as a result of the project, which consists of a new single-family residence, that would be required to meet the latest code requirements, minimizing any potential for associated adverse impacts. As a result, no impacts would occur.

c-d: The project can be expected to increase the population of the area to the extent that a two-story, single-family residence can, with the possibility of an increase in the demand for recreational and institutional facilities limited to that insignificant scope. As such, this increase would not result in significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives.

15. RECREATION.

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
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The project can be expected to increase the population of the area to the extent that a large two-story single-family residence can, with the possibility of an increase in the demand for recreational facilities limited to that insignificant scope. As such, this increase would not result in substantial physical deterioration of any such nearby facility. Therefore, no impacts would occur.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
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The development of a single residentially-zoned site would have no effect on existing recreational opportunities and, therefore, no impacts would occur.

16. TRANSPORTATION/TRAFFIC. Would the proposal:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
<p>a-b: The addition of a single-family residence to the area would not increase residential vehicle trips to a considerable extent and would not have a significant effect on residential traffic volume in the general area. Some temporary traffic increase is to be expected during the construction period as vehicles move to and from the site, as is the case with any project involving new residential construction. At the time of this evaluation other construction projects are not underway in the immediate area. The site is served by and proximate to, improved public streets characterized by low traffic volumes. While the City's Traffic Engineer identified the section of Inverness Drive at the project site to have a substandard pavement width, based on his review of the project and site inspection it was determined that due to low traffic volumes the location of the driveway as proposed is acceptable. Given the current substandard width of the street and the project's location along Inverness Drive's curvature, a condition will be included requiring flagmen to manage and direct traffic during peak times of construction activity or as deemed necessary. The condition will also restrict storage of construction materials and equipment outside the property lines of the subject site. With the stated mitigation measures this impact would no longer be potentially significant.</p>				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
<p>No rail, waterborne or air traffic is found in the vicinity of the site, and the project will have no impact on these transportation systems.</p>				
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>No design features or incompatible uses are proposed which would present hazards and, therefore, no impacts would occur.</p>				
e) Result in inadequate emergency access?			X	
<p>The site is located on a built-out street and would take access from a level point along a straight street via an expanded and improved driveway. Fire Department approval will be required and therefore, impacts would be less than significant.</p>				
f) Result in inadequate parking capacity?			X	

In the short term, during construction activity, all vehicles would be required to park onsite. If this cannot be accomplished, then construction vehicles or equipment parking must occur off-site at a location approved by the City. Approval of the off-site location shall be based on the submittal of a Parking Management Plan by the applicant that demonstrates that the alternate site shall not interfere with the neighbors in the area or hinder the public's use of the surrounding streets. Contractors and construction workers would be required to carpool to the construction site from said approved location. In the long term, after the end of construction, the project would meet the requirement of a new 20'x20' two-car garage. Furthermore, per City's Hillside Ordinance, in addition to the two-car garage, two more on-site parking spaces would be provided. As such, impacts would be less than significant.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
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The construction of a new single-family residence will not affect any existing or feasible future facilities or services supporting alternative transportation. Such facilities are not associated with single-family residences in this area and, therefore, no impacts would occur.

17. TRIBAL CULTURAL RESOURCES.

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
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The subject parcel is not listed in the California Register of Historic Places and/or in a local register and would, therefore, have no impact.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		
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Prior to the issuance of a grading permit for the single-family dwelling unit project, the Project Applicant shall retain a Native American monitor from a Tribe who is

ancestrally related to the project area (i.e. Native American Monitors of Gabrieleño Ancestry) to monitor all ground-disturbing activities in an effort to identify any unknown archaeological/tribal resources. All archaeological resources unearthed by project construction activities shall be evaluated by the Qualified Archaeologist and Native Monitor. If the resources are Native American in origin, the Tribe shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request reburial or preservation for educational purposes. If a resource is determined by the Qualified Archaeologist to constitute a “historical resource” pursuant to CEQA Guidelines Section 15064.5(a) or has a “unique archaeological resource” pursuant to Public Resources Code Section 21083.2(g), the Qualified Archaeologist shall coordinate with the applicant and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

No known burial sites are located within the vicinity of the project site. However, if human remains are encountered and determined not to be of Native American descent State Health and Safety Code Section 7050.5 requires that no further disturbance shall occur until the County coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. With the stated mitigation measures this impact would no longer be potentially significant.

18. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
a-b: Valley Water Company provides water to the site and has confirmed availability through a will-serve letter. The addition of a new two-story house in				

the area would require, at most, a miniscule increase in the amount of irrigation, as compared with the entire area. The project is not expected to require any new systems or need for alterations to existing water treatment or distribution systems. Sewage will be handled by an on-site septic system. Percolation tests have indicated the feasibility of the system. The proposed system will be required to meet County Health Department regulations prior to final approval. Therefore, there would be no impacts.				
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
The site includes an underground storm drain channel which would be preserved as part of the project. While the site's surface drainage would be altered, its new drainage system would be reviewed during plan check for code compliance. However, the project would not result in construction of new storm water drainage facilities that would cause significant environmental effects, therefore, no impacts would occur.				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
Valley Water Company has indicated in a Statement of Water Availability that they will provide water to the site and proposed residence. The project is not expected to require any new systems or need for alterations to existing water treatment or distribution systems, according to the District and, therefore, no impacts would occur.				
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
The new residence is to be served by on-site septic service as required by code, which is typical for all homes in the area, and as such subject to regulation by the Los Angeles County Health Department. A percolation test has been conducted and shown that the site has the capability of meeting the department's requirements for on-site septic systems and, therefore, impacts would be less than significant.				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
f-g: The City requires that the applicant contract with his own provider of solid waste disposal service. The provider must conform to certain City rules for the provision of this service as well as State and Federal regulation. As such, impacts would be less than significant.				

19. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
<p>The project involves construction of a new two-story single-family residence on a large residentially-zoned lot in substantially built out area. Being in an area without significant habitat characteristics, the project would not have the potential to negatively impact the quality of the environment, reduce the habitat of fish or wildlife species or threaten to eliminate plant or animal community. Therefore, impacts would be less than significant.</p>				
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
<p>The construction of a new two-story single-family residence is of individually limited scope. At the time of this evaluation, there are no ongoing or known future projects proposed within the immediate vicinity of the subject site. The redevelopment of other properties on the subject street with a new single-family home could occur in the future, independent of this project. As is the case with all discretionary projects, these projects would be reviewed on their individual merit(s) with mitigation measures drafted and required as needed.</p>				
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
<p>Since the project merely develops a legal R-1 lot within a developed residential neighborhood, in a manner consistent with the applicable code standards for the zone and physical character of that neighborhood, with no significant impact on biological resources, it will not cause substantial adverse effects on human beings, either directly or indirectly and, therefore, impacts would be less than significant.</p>				

Source List

The following enumerated documents are available for review at the offices of the City of La Cañada Flintridge, Community Development Department, One Civic Center Drive, La Cañada Flintridge, CA 91011.

1. *City of La Cañada Flintridge General Plan*
2. *State of California Seismic Hazard Zones Map – Pasadena Quadrangle (3/25/99)*
3. *State of California Department of Water Resources - Pasadena Quadrangle (1988)*
4. *Report of Geological and Geotechnical Engineering Investigation dated 08-20-2018*
5. *Earthquake Fault Zones – California Geological Survey 2018*
6. *Uniform Building Code 1994*
6. *Preliminary Health Department Onsite Wastewater System approval*