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*****Impacts determined not to be significant are addressed in this EIR under **Section VII, Impacts Determined to be Insignificant**, and have been omitted from the Impact Section of this report.

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I. SUMMARY

A. INTRODUCTION

This summary is intended to highlight major areas of importance in the environmental analysis, for use by decision-makers and the public, and to provide the information required per Section 15123 of CEQA and the CEQA *Guidelines*. The summary includes a description of the proposed project, requested actions from the City, areas of known controversy and issues to be resolved. A summary of the potential environmental impacts that could occur as a result of the proposed project, their level of significance, mitigation measures, and level of impact after mitigation are also included in this chapter.

B. BRIEF SUMMARY OF THE PROPOSED ACTION

The proposed project would be the last phase of development within the Mountaingate Community. The project applicant, Castle & Cooke California, Inc. (Castle & Cooke) is seeking approval to subdivide approximately 449 acres into 32 lots, of which 29 lots would be used to construct 29 single-family homes and the private streets. The 29 homes would be built on estate size lots varying in size from approximately 17,341 square feet to 70,090 square feet. The remaining three would be set aside as permanent open space. It should be noted that these three lots are ultimately intended to be dedicated as permanent open space. The 29 single-family lots and private streets would be constructed on 25.4 acres within the 449-acre project site. The homes would be built on the existing Stoney Hill and Canyonback ridges. The remaining 424± acres would be preserved as permanent open space with no additional development permitted. Included in the 424± acres is the closed Mission Canyon 8 Landfill site.

Development of the property would require grading and placement of fill in order to create the two streets and pads for the single-family homes. Grading to form the pads/lots for the area along Stoney Hill and Canyonback ridges would create approximately 1,055,000 cubic yards of cut material. All cut grading materials would be disposed of on-site.

Access to the 29 single-family homes would be from Stoney Hill Road and Canyonback Road via Mountaingate Drive. The project would include a secondary emergency access road accessible from the terminus of Stoney Hill Road on the project site. This road would lead from Stoney Hill Road to Mission Canyon 8 Landfill and continue over the Mission Canyon 8 Landfill site to Sepulveda

Boulevard. This road would be limited to emergency use only, and would not be accessible as a thoroughfare.

City Actions Requested

In order for the project to be implemented, the following actions by the City of Los Angeles are required:

- Approval of 2nd Revised Vesting Tentative Tract Map No. 53072;
- Major Plan Review application, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.8, which includes approval of a *General Plan* Amendment and a vesting zone change in order to achieve consistency in community plan land use and zoning for the property.
- Approval of lot averaging in the hillside RE 20-1-H zone pursuant to LAMC Section 17.05 H;
- Acquisition of permits from Army Corps of Engineers and Regional Water Quality Control Board, and;
- Other Approvals: Certain other unidentified discretionary approvals as the City may find appropriate in order to execute and implement the project, as necessary. These include, but are not limited to, approval of fire access lane widening, sewer connection permit; permits for the installation of public utilities; Department of Building and Safety permits that may include grading, foundation only and building; and the Mechanical Bureau permits for electrical, plumbing, etc.

C. LOCATION AND BOUNDARIES

As illustrated in **Figure I-1, Project Location and Boundaries**, the proposed project is generally located in the Santa Monica Mountains, between the Sepulveda Pass / Interstate 405 (San Diego Freeway / I-405) to the east and Mandeville Canyon to the west, within the Brentwood-Pacific Palisades area of the City of Los Angeles (the City). The project site is also located between the San Fernando Valley to the north and the Los Angeles basin to the south. The existing Mountaingate residential community, which currently includes approximately 300 homes, is located within the immediate vicinity of the project site.

D. AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

A Notice of Preparation (NOP) was sent to public agencies and interested individuals and local community groups on March 17, 2000 stating that an EIR was going to be prepared by the City of Los Angeles Department of City Planning (Planning Department) for the proposed project. This NOP included a description of the proposed project. As defined by Section 15103 the CEQA *Guidelines*, a 30-day period was provided for response to the NOP. The Planning Department received letters from

Figure I-1

Project Location and Boundaries

the following parties in response to the NOP and are included in **Section IX** and **Appendix H** of this report.

- Mountaingate Open Space Management Association (Arnold & Porter)
- Los Angeles Police Department (LAPD)
- City of Los Angeles Department of Water and Power (LADWP)
- Mountaingate Community Association
- Crest Promontory Association
- James J. Provenzano
- City of Los Angeles Public works Department, Bureau of Engineering, Land Development Group
- Los Angeles Public Library Western Area Office
- N. Mitchell Feinstein
- Richard E. and Wesley Ann Norton
- Julia Cacciato Weinstein
- State of California Department of Transportation (CALTRANS)
- South Coast Air Quality Management District (SCAQMD)
- Southern California Association of Governments (SCAG)
- Irving Reifman
- County Sanitation District of Los Angeles County

Generally, these agencies and persons commented on issues of their concern and the need for the Draft EIR to address those environmental issues. These issues relate to traffic, air quality, biological resources, hazardous materials, site drainage and hydrology, wastewater, land use, grading, geology, police protection, fire protection, public utilities, view-sheds, access and safety issues, landfill emits methane gas as well as open space, wildlife and vegetation. These issues are addressed in this Draft EIR. The NOP and the written comments to the NOP are provided in **Section IX** and **Appendix H** and are also available for public review at the following address:

Environmental Review Unit
City of Los Angeles Department of City Planning
200 North Spring Street, Room 763
Los Angeles, CA 90012

E. SUMMARY OF ENVIRONMENTAL IMPACTS

1. Earth

Grading

Project Impacts

The proposed development would consist of 29 single-family homes and two private roadways on 25.4 acres of land. The project also includes a dedication of approximately 424 acres of land for permanent open space. The proposed project would incorporate all the grading and fill techniques as required by the City of Los Angeles Department of Building and Safety, Grading Division. Approximately 56 acres, or eleven percent, of the project site would require grading in order to create the planned residential pads and road elevations. Grading will generally consist of excavation of the two existing ridge areas.

Development of the street extension and lots along the Stoney Hill ridge would require grading of a 13.3-acre area. A total of 575,000 cubic yards of earth would be cut in this area. These 575,000 cubic yards would be deposited as a remedial grading solution in a nearby 11.3-acre fill area located in the adjacent canyon. In addition, up to 50,000 cubic yards of cut earth material may be deposited on the northern edge of the Mission Canyon 8 landfill. This material would be used to fill fissures in the landfill cover material and for other maintenance activities associated with the landfill as required by the existing landfill closure plan.

Development of the street extension of Canyonback Road and the associated lots would require grading of 11-acres. A total of 480,000 cubic yards of earth would be cut in the Canyonback development area. This material would be placed over 7.8 acres in a small canyon located immediately southeast of the Canyonback development area.

The proposed remedial grading will include grading required to overexcavate and recompact the earth in the proposed building pads, partial or complete removal and recompaction of landslide debris, which impact the proposed development and construction of a shear and buttress keys and fills to stabilize landslide and slope areas. Approximately 91,000 cubic yards of earth would be overexcavated, 850,000 cubic yards of landslide area would be stabilized while 24,000 cubic yards would be graded for shear key development.

In total, 1,055,000 cubic yards of earth would be cut in the Stoney Hill and Canyonback development areas and placed as fill on the site and 965,000 cubic yards of earth material would be graded to remediate existing landslide and soils conditions.

The maximum height of cut slopes would be 70 feet. The maximum height of fill slopes would be 305 feet. The proposed slope gradient of manufactured slopes (cut and fill) would be 2:1 (horizontal to vertical) or flatter. Maximum depth of cut would be approximately 100 feet and the maximum depth of fill would be approximately 110 feet for remedial earthwork.

Currently, the significant geologic-hazard at the project site is characterized by the presence of landslide areas, and the presence of fractured bedding conditions within the bedrock formations as identified in existing site conditions of this Draft EIR section. Nine landslides (Qls-1 through Qls-9) have been mapped and characterized at the site. The majority of these landslides occur on the west-facing slopes and appear to have been facilitated by the pervasive, westerly-dipping foliation and/or along clay seams within shear zones in the Santa Monica Slate Formation bedrock. The thickness of the landslide materials are anticipated to range between approximately 15 to 90 feet. In addition to the mapped landslides, areas of relatively shallow slumping and accelerated erosion occur along the west sides of Canyonback and Stoney Hill Ridges. Recommendations of the Geotechnical Report prepared for the project site suggest that development of the project would require removal of landslide materials to reduce the potential for reactivation or slippage, in accordance with City guidelines.[1] The Geotechnical Report also provided additional recommendations in regards to other geologic hazards. The study recommends that the project would need to remove and/or rework/replace unsuitable or potentially compressible subsurface material such as colluvium, alluvium and landslide materials. Project earthwork-construction would be required to utilize shear and buttress keys. With implementation of the recommended grading and construction measures presented in the Geotechnical Report along with City grading requirements, the potential for landslide slippage and other geologic hazards would be less than significant. Geologic conditions common in the Santa Monica Mountains include such conditions as landslide areas, earth fracturing and generation of oversize rock materials during grading. The Geotechnical Report identified these typical conditions for the development area of the project site.[2] These common geologic conditions can be mitigated by implementing corrective grading concepts, such as the removal of landslide materials and the construction of buttresses and shear keys. The Geotechnical Report recommended these measures to correct these common conditions.[3]

1 Leighton and Associates, Inc., Geotechnical Report, March 2003.
2 Ibid.
3 Ibid.

With implementation of the recommended mitigation measures, impacts to geologic site conditions and unique geologic structures would be less than significant as a result of the proposed project.

Mitigation Measures

1. The geotechnical and geologic consultants should provide observation and testing services continuously for all geotechnical-related activities, including the following:

    - All excavations, including excavations for buttresses, cut slopes, backcuts, and overexcavations;
    - Subdrain installation; and,
    - Placement of fills.

2. During grading, the following tests shall be performed:

    - Sulfate content tests (to verify the recommendations for the sulfate content of soils within building pads).
    - Expansivity tests (to verify the recommendations for expansion potential values to be used for design, or to provide select, lower expansion potential materials).

3. As foundation, improvement, and 40-scale grading plans are finalized and loads are known, they shall be forwarded to the Geotechnical Consultant for review and verification of conformance with the intent of these recommendations.

4. Prior to grading and construction, any vegetation should be stripped, and trees should be removed. Surface obstructions, stockpiled and/or uncertified fills, miscellaneous debris, and any other deleterious material, should also be removed. Vegetal matter may be processed into mulch and stockpiled on site for use in landscaping areas. Otherwise, all such material should be hauled off site.

5. Holes and depressions, resulting from the removal of any buried obstructions, and/or oversize rocks that extend below finished site grades or in zones of overexcavation, should be backfilled with compacted fill.

6. Any existing underground utilities or wells should be identified and abandoned per the current requirements of the City of Los Angeles, and any other regulatory agencies.

Removals

7. The proposed grading plan indicates that fill is proposed in portions of the canyon area located between the two ridges. Soil deposits at the bottom of canyons are expected to be unsuitable for supporting the proposed fills, and therefore, should be removed to competent native materials. Field exploration in these specific areas was not performed due to difficult accessibility. However, based on field geologic mapping, alluvial deposits are expected at the bottom of these canyons. The thickness of these deposits is estimated to be on the order of 10-15 feet or less. This is an approximation, and if more definite information about the anticipated removals at the bottom of the canyons is desired, additional exploration should be performed. In this case, grading will be required to provide access. These relatively thin deposits of alluvium or colluvium are unsuitable for support of fill and shall be removed to expose competent native material prior to the placement of fill.

8. Landslide debris (Qls-6, Qls-8 and Qls-9) within the proposed grading areas including both cut and fill areas, should be removed to expose competent bedrock materials. The surface material (upper few feet of loose material) within the areas of Landslide Qls-5 and northern portion of Qls(?) / Qls(?) within the grading limits in the canyon bottoms should be removed, and replaced by engineered compacted fill.

9. The recommended depth of removals shall be determined by the project geotechnical consultant. Deeper removals than what is anticipated may be required in local areas, depending on actually encountered geotechnical conditions.

Overexcavation

10. The proposed building pads are designed as cut areas. The cut pads shall be overexcavated at least 5 feet below the planned grade. These planned grades would be achieved through the placement of engineered compacted fill. Building footings shall be underlain by a minimum of 3 feet of compacted fill that is keyed into the underlying bedrock.

11. Overexcavation deeper than 5 feet may be warranted in certain areas of the graded transition pads, particularly if highly expansive or unsuitable materials are encountered at the bottom of the cut portion of the pad. Therefore, the bottom of overexcavations should be observed by the project geotechnical consultant.

12. The need for deeper excavation (if warranted) would be determined in the field by the project geotechnical consultant, based upon observation and evaluation, if necessary, of conditions exposed at the bottom of overexcavations. The adequacy of the proposed overexcavation depth in certain areas of the site shall be further evaluated when foundation plans become available.

13. If pools are planned in the future, deeper overexcavation of at least 10 feet below the pad grade could be warranted due to the hard bedrock material and difficulties of overexcavation with smaller grading equipment.

Sub-drainage System Beneath Fill

14. Subdrains should be placed on a clean bedrock surface in canyon bottoms prior to fill placement, and constructed in accordance with the recommended guidelines provided in the geotechnical investigation report prepared for the proposed project. Subdrain pipes ranging from 6 to 8 inches in diameter (8 inch for longer runs) and should extend to within 15 feet vertically of finished grade. Proposed subdrain locations have been provided within the report, but are subject to amendment based upon conditions encountered during grading.

Fill Placement and Compaction

15. Prior to fill placement, the bottom of the fill areas shall be scarified to a depth of between 8 to 12 inches, moisture conditioned to slightly above the optimum moisture content, and compacted to at least 90% relative compaction.

16. Fill materials should be moisture conditioned to approximately 2% above the optimum moisture content, placed in layers not exceeding 8 inches of uncompacted thickness, and compacted to at least 90% relative compaction.

Fill Material

17. Most of earth materials generated from cuts or overexcavations at the site may be used as fill materials. However, fill materials should be free from trash, debris, rocks larger in size than 8 inches, as well as any other deleterious materials.

18. Import fill (if any) should be similar to on-site materials, and shall be subject to approval by the project geotechnical consultant prior to hauling to the site or incorporated into windrows.

Sulfate Content/Cement Type

19. For planning purposes, concrete in contact with onsite soils should be designed in accordance with the moderate soluble sulfate category of Table 19-A-4 of the 1997 Uniform Building Code (UBC). Additional testing should be performed at the completion of rough grading to verify this conclusion.

Fill Slopes and Remanufactured Slopes

20. A keyway associated with the removal of Landslides Qls-8 and Qls-9 shall be variable in width, ranging from approximately 70 to 100 feet, and should be excavated at least 5 feet into competent bedrock.

21. Fill slopes constructed on a sloping ground steeper than 5:1 (h:1) shall have a keyway that extends into competent in-place materials, and should be benched into competent materials.

Construction Considerations

22. The caisson-supported design system for this project is being developed for four separate areas within the proposed development. The caissons will be used to support Lots 28, 29, 22, and the last three existing residential structures adjacent to the subject tract at the existing terminus of Stoney Hill Drive. The depth to the failure surface, which is the retained height of material, is 30 to 40 feet for Lot 28, and 20 feet for Lots 29, 22, and the three existing structural residential units at the current terminus of Stoney Hill Road. The caissons should be a minimum of 2 feet in diameter and installed at a minimum center-to-center spacing of 3 times the diameter of the caissons, maximum spacing should range between 6 to 10 feet; on-site soils will arch between piles of this maximum spacing. The installation of the caissons is critical to ensure successful resistance.

23. Pile hole drilling shall be observed by the geotechnical consultant during construction, to verify that the piles are embedded in suitable materials, and to the expected embedment lengths in those materials. An uncased pile excavation shall not be performed adjacent to a recently cast pile until the concrete in the recently cast pile has set.

24. Excavations shall be filled with concrete as soon as practical after cleanout and observation. If an excavation is left open overnight, an additional observation by the geotechnical consultant

shall be made prior to concrete placement, in case slaking (desiccation and loss of strength) of the excavation walls has occurred. If slaking has occurred, the excavation shall be freshened by reboring of the excavation prior to concrete placement.

25. A nominal allowable axial downward bearing pressure of 5,000 lb/ft^2 may be used in the pile design, if needed, for the cantilever pile design.

Other Considerations

26. Final design and spacing of the caisson system shall be performed and optimized by the structural engineer based on design specific input and review by the geotechnical consultant. Additional analyses corresponding to the structural design can be provided as required by the structural engineer.

Temporary Excavations

27. Removal of the landslide and slump material would be required within the pad areas to expose competent material. Depending on the amount and lateral extent of the removals, permanent lagging, may be required if the landslide material is removed up to, or close to, the caisson locations. Lagging would be needed to support the newly placed compacted fill material between caissons. The minimum height, or vertical extent, and lateral extent of lagging will be determined during grading operations. Permanent lagging should be reinforced concrete sheets.

28. All excavations for the proposed development shall be performed per the current OSHA (Occupational Safety and Health Agency) guidelines, and other regulatory agencies.

29. Backcut excavations shall maintain a minimum factor of safety for temporary slope stability equal to or greater than 1.25.

Probes Associated with Mission Canyon Landfill

30. The probes are currently located in the center of the eastern ridge and would be impacted by grading activities. Prior to grading, the probes shall be removed and properly abandoned (or incorporated into the project design) in accordance with applicable regulatory requirements.

Foundations and Slabs on Grade

31. Based on the geotechnical investigation prepared for the proposed project and existing site conditions, the proposed development can be supported with conventional foundations (shallow spread footings and conventional slab on grade). Recommendations for conventional foundations and post-tensioned foundations or post-tensioned slabs shall be provided at the grading plan stage.

Foundation Settlement

32. Building pads shall be overexcavated a minimum of 5 feet, and foundations will be founded into a newly placed compacted fill blanket that rests on bedrock. Foundations should be designed for a maximum anticipated settlement of 1/2 inch and a maximum differential settlement of 1/4 inch over a span of approximately 30 feet. Lots 15 through 20 will have up to approximately 30 feet of compacted fill due to the removal of Landslides Qls-8 and 9 and the rebuilding of a 2H:1V slope. Foundations for Lots 15 through 20 should be designed for a maximum anticipated settlement of 1 inch, and a maximum differential settlement of 1/2 inch over a span of approximately 30 feet.

Foundation Setback

33. All foundations located close to slopes shall have a minimum setback per UBC design guidelines, or in accordance with the structural setback zone, whichever is greater. The setback distances shall be measured from competent materials on the outer slope face, excluding any weathered and loose materials. An alternative setback request, as indicated in section 1806.5.6 of the 1997 UBC, can be recommended based on proper geotechnical evaluation and analysis, during the 40-scale plan review. Preliminary building setback recommendations on lots designed with the caisson supported system maybe considered as being H/3 but not exceeding 25 feet. The lots with this caisson-supported system will be evaluated and included in an alternative setback request during the future 40-scale grading plan review stage.

Foundation Venting

34. At the grading plan stage, special provision for foundation venting systems in each slab shall be considered for Lots 1–22 due to the proximity of the landfill to the east.

Seismic Design Parameters

35. The site lies within Seismic Zone 4, as defined in the UBC. Seismic Design parameters will be generated at the grading plan review stage of the project.

Subsurface Drainage

36. Special attention must be paid to subsurface drainage in subsequent phases of this project. Artificial sources of water, such as that from swimming pools and homeowner irrigation, must not be allowed to impact adjacent slopes. Special design requirements and homeowner notification is recommended. Artificial sources of water, such as that from swimming pools and homeowner irrigation, must not be allowed to impact adjacent slopes. If pools are planned and permitted in the future, on the above Lots special design requirements and/or subsurface drainage systems will be required and homeowner notification is recommended. Pool plans should be reviewed by the geotechnical consultant to verify conformance to the geotechnical recommendations.

Surface Drainage

37. Pad drainage should be designed to collect and direct surface water away from structures to approved drainage facilities. A minimum downward gradient of approximately 2 percent shall be maintained, and drainage shall be directed toward approved swales or drainage facilities.

38. An earthen berm shall be constructed at the top of the descending slopes adjacent pads to direct surface water away from slope faces.

39. Existing drains at the site which outlet onto the natural slopes (Lot 22, and in the vicinity of Lot 15) shall be redirected away from the slopes to outlets at approved locations.

Asphalt Paving

40. The aggregate base material shall conform to the specifications for Class 2 Aggregate Base (Caltrans) or Crushed Aggregate Base (Standard Specifications for Public Works Construction). The base material shall be compacted to achieve a minimum relative compaction of 95 percent.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Development of related projects would involve grading and changes to earth conditions due to comparable topographic conditions on the Santa Monica Mountains. However, there are natural limitations in making assumptions about soil conditions and grading impacts. This is because soils and bedrock over the same area show variations in geologic structure, type, strength and other properties. As a result, individual development projects would be required to comply with the requirements of the City's Department of Building and Safety, Grading Division. Compliance with the City's requirements would reduce cumulative project impacts associated with grading to below levels of significance. As a result, impacts under this category would not be cumulatively considerable, and so are considered to be less than significant.

Geologic Hazards (Seismicity)

Project Impacts

Slight to moderate ground shaking is possible at the site if an earthquake occurs on a segment of the major local active faults. Some areas of the project site are underlain by unconsolidated colluvial soils and loose landslide and slump materials, which tend to amplify earthquake-produced ground motion. The anticipated peak horizontal ground accelerations (PGAs) expected at the site, for a 10 percent probability of exceedance in 50 years range between approximately 0.49 and 0.54g. This is considered a significant impact. As part of the proposed project, these materials would be removed within proposed structural areas of the site, and buildings would be designed to resist seismic lateral loads in accordance with current building codes. As a result, potential seismic ground shaking impacts would be reduced to a less than significant level.

Mitigation Measures

1. Refer to the mitigation measures listed earlier in this section (Page I-7 through Page I-13).

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Implementation of the proposed project and other projects in the general vicinity would cumulatively increase the number of structures and people exposed to seismic related hazards. However, the level of geologic hazards impacts tends to be site specific rather than cumulative in nature. The development of each site would, therefore, have to be consistent with City requirements as they pertain to protection against known seismic hazards. As well, each development site is subject to uniform site development and construction standards relative to seismic and other geologic conditions that are prevalent within the region. As a result, adherence to proper engineering practices and to the requirements of the Municipal Code would be expected to reduce hazards to an acceptable level, given known seismic considerations. As a result, impacts under this category would not be cumulatively considerable, and so are considered to be less than significant.

2. Air

Mobile and Stationary Air Quality

Project Impacts

Development of the proposed project would result in air emissions during the project construction phase, and then throughout occupancy of the proposed homes. Construction phase emissions would be generated by stationary construction equipment, and from mobile construction vehicles. Throughout the occupancy of the completed project, motor vehicle travel to and from the project site, as well as on-site stationary area sources such as water and space heaters, landscape maintenance equipment, and consumer products, would result in day to day air emissions. While project construction emissions would exceed South Coast Air Quality Management District (SCAQMD) recommended thresholds, operational emissions would not. Therefore, construction emissions are considered significant. The proposed project would be consistent with the SCAQMD's 1997 Air Quality Management Plan (AQMP) growth projections. Significant impacts due to either toxic air emissions, CO hotspots, or objectionable odors would also not be expected in conjunction with project approval and development.

Mitigation Measures

Construction

Mitigation measures identified in Tables 11-2 and 11-3 of the CEQA *Air Quality Handbook* are intended to reduce the impacts of construction-related emissions to the greatest extent possible. The following SCAQMD recommended measures could be feasibly implemented during the construction phases of development.

1. Configure construction parking to minimize traffic interference.

2. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours).

3. Schedule construction truck activities to off-peak traffic hours to the degree practicable.

4. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets:

   - Rerouting construction traffic to avoid congested streets to the degree practicable;
   - Consolidating truck deliveries when possible, and;
   - Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site.

5. Ground wetting shall be required to minimize fugitive dust during grading and construction, pursuant to SCAQMD Rule 403. Watering at least twice daily would potentially reduce fugitive dust by 50 percent.

6. Trucks utilized during grading and construction operations shall be free of loose soil before leaving the site.

7. Street sweeping of roads adjacent to the site should be performed to further reduce fugitive dust generated by traffic adjacent to the site.

Net Unmitigated Significant Impacts

Even with the implementation of all feasible mitigation measures, construction air quality impacts would remain unavoidably significant.

Cumulative Impacts

The project is considered consistent with the AQMP performance standards and, subsequently, its emissions are would not be cumulatively considerable and so is not considered significant.

3. Water

Surface Water Quality and Hydrology

The project development proposes 29 residential units to be made up of detached single-family residences. The project would alter the natural features of 25.4 acres of existing ridges as a result of grading to create building pads and streets. Upon project completion, approximately 9 acres of undisturbed land would become impervious surfaces comprised of building structures, paved roadways, and concrete walks. The proposed project would also alter the characteristics of the existing surface water flows in the tributary drainage areas. Some areas within and adjacent to the proposed development area that currently discharge to Kenter and Mandeville Canyons will be graded so that storm flows from these areas will drain to Bundy Canyon, and would be collected in a planned on-site detention basin. Through the implementation of all project design features and compliance with all regulatory permits, no significant impacts would occur.

Mitigation Measures

As no significant impacts were identified, no mitigation measures are required.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Implementation of the proposed project and other projects in the vicinity would cumulatively increase the amount of impervious surface area, runoff and landform and drainage pattern alterations along the Bundy Canyon drainage basin. However, proper engineering practices, and adherence to State, regional, local and specifically to the City requirements by the proposed project and other projects in the vicinity, are anticipated to reduce cumulative impacts to less than significant levels. As a result, impacts under this category would not be cumulatively considerable.

4. Plant Life

The primary impact of the proposed project is the conversion of natural, vegetated open space to an urban development of homes, streets, and ornamental landscaping. Implementation of the proposed project would include a fuel modification zone of approximately 16 acres surrounding the 25.4-acre development site. Additionally, fill associated with the Canyonback development will impact 7.1 acres of adjacent native vegetation and potentially impact an undetermined amount of jurisdictional streambeds. As such approximately 50 acres of natural plant life communities would be impacted.

Approximately 6.2 acres of the 61 acres involves California walnut woodlands, which is considered a special status community by California Department of Fish and Game (CDFG); will be impacted and loss is considered significant. The proposed project would also impact approximately 31 acres of chaparral, which includes walnut woodlands and six or more oak trees. This loss is considered significant. Furthermore, it is expected that five out of the six existing oak trees located within the permanently impacted development area would be removed, which is considered a significant impact. There would also be an increase in non-native plant species as a result of the proposed project, which would likewise be considered a significant impact.

Mitigation Measures

1. Habitat Restoration, Management and Monitoring Plan

   To serve as the guiding plan for all restoration planting, a Habitat Restoration, Management, and Monitoring Plan (HRMMP) shall be developed by the applicant for plant communities and riparian and drainage areas that will be impacted by the project. The plan shall be consistent with the terms and conditions set forth in the various permits, certifications, and agreements issued by the appropriate jurisdictional agencies and should be prepared by a qualified habitat

restoration biologist, as approved by the City. The HRMMP shall include, at a minimum, the following sections:

a. A **Planting Palette**, at a minimum, that lists all appropriate native plants to be included in all mitigation areas. The planting palette shall be developed by a qualified biologist and approved by the CDFG.

b. **Procedures regarding the removal of non-native vegetation, planting of native vegetation, translocation of trees, planting of container stock**, irrigation, and equipment use.

c. **Maps** that illustrate the specific location of mitigation.

d. **Procedures outlining monitoring and maintenance activities** including frequency and timing of monitoring visits, plant maintenance (i.e., pruning), and irrigation maintenance.

e. **Specific criteria** that will specify what goals must be accomplished at each mitigation area before the mitigation is deemed a success.

f. **Adaptive Management actions** that will specify what actions will be taken in the event success criteria are not met.

g. **The specific funding obligations** by the applicant that will be required to successfully carry out all procedures outlined in the HRMMP.

h. **The plan shall incorporate** the following specific mitigation standards and monitoring actions specified in mitigation measures as minimum standards:

Upland Habitats

Coastal Sage – Chaparral Scrub

2. The loss of approximately 1.6 acres of coastal sage - chaparral scrub habitat through development will be mitigated by replacement of the remaining coastal sage - chaparral scrub community on site or in the area.

In order to improve the biological value of coastal sage - chaparral scrub on site supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of coastal sage - chaparral scrub species, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in disturbed portions of remaining coastal sage - chaparral scrub habitat on site or in the area.

Seed stock and container stock, consistent with planting palette guidelines set forth in the HRMMP, shall be planted at a 1:1 ratio for the amount to be impacted as understory vegetation in the mitigation areas on site.

Non-native shrubs and trees shall be removed from the remaining coastal sage - chaparral scrub habitat on site.

A monitoring plan for the coastal sage scrub mitigation shall be approved by CDFG and the City Planning Department and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality coastal sage—chaparral scrub habitat. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

Chaparral

3. The loss of approximately 39.7 acres of chaparral habitat through development will be mitigated by replaced of the remaining chaparral scrub community on site or in the area.

In order to improve the biological value of chaparral on site supplemental planting shall take place in areas determined to be of low or moderate value. Seed stock and container stock of chaparral species, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in disturbed portions of remaining chaparral habitat on site or in the area.

Seed stock and container stock, consistent with planting palette guidelines set forth in the HRMMP, shall be planted at a 1:1 ratio for the amount to be impacted on site.

Non-native shrubs and trees shall be removed from the remaining chaparral on site.

A monitoring plan for the chaparral mitigation shall be approved by CDFG and the City Planning Department and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will

be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality chaparral habitat. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

California Black Walnut Woodlands

4. The loss of approximately 1.3 acres of California black walnut woodland habitat through development will be mitigated by replaced of the remaining California black walnut woodlands on site or in the region.

   In order to improve the biological value of California black walnut woodland on site supplemental planting shall take place in mitigation areas on-site or in the area. Seed and container stock of California black walnuts, consistent with planting palette guidelines as developed in the HRMMP, shall be planted in on site mitigation areas, or approved sites in the region.

   Seed and container stock, consistent with planting palette guidelines set forth in the HRMMP, shall be planted at a 5:1 ratio for the amount of area to be impacted on site, and with a 10:1 mitigation ration for the California black walnut trees impacted.

   Non-native shrubs and trees shall be removed from the remaining California black walnut woodlands on site.

   A monitoring plan for the California black walnut woodland mitigation shall be approved by CDFG and the City Planning Department and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality California black walnut woodland habitat. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

Mixed Chaparral and California Black Walnut Woodlands

5. The loss of approximately 5.0 acres of mixed chaparral and California black walnut woodland habitat through development will be mitigated by replaced of the remaining mixed chaparral and California black walnut woodland community on site or in the region.

   In order to improve the biological value of mixed chaparral and California black walnut woodland on site supplemental planting shall take place in mitigation areas on-site or in the area. Seed stock and container stock of chaparral species and California black walnuts, consistent with planting palette guidelines set forth in the HRMMP, shall be planted in on site mitigation areas, or approved sites in the region.

   Seed stock and container stock, consistent with planting palette guidelines set forth in the HRMMP, shall be planted at a 5:1 ratio for the amount of area to be impacted on site, and with a 10:1 mitigation ratio for the California black walnut trees impacted.

   Non-native shrubs and trees shall be removed from the remaining mixed chaparral and California black walnut woodland habitat on site.

   A monitoring plan for the mixed chaparral and California black walnut woodland mitigation shall be approved by CDFG and the City Planning Department and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality mixed chaparral and California black walnut woodlands. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

Regulated Oak Trees

6. To mitigate the loss of four coast live oak trees, a tree replacement program shall be developed by the applicant for review and approval by the City. The plan shall include the replacement

of these trees in appropriate locations within the remaining open space area. The following guidelines shall be followed, unless required otherwise by the CDFG:

- Oak trees shall be replaced at a ratio of 2:1;
- Trees shall be replaced with 15-gallon or larger container specimens and in appropriate locations in coordination with the City and CDFG;
- All other permit conditions of the City of Los Angeles Oak Tree Ordinance shall also be implemented with respect to replacement of oak trees;
- The source of acorns and container stock (if used) should be local; and
- Guidelines for preserving the remaining oak trees within the project development envelope shall also be included in the final replacement plan.
- All plantings shall be done in accordance with the HMMRP or as otherwise required by the City.

Jurisdictional Drainages and Riparian Habitats

Southern Mixed Riparian Woodlands

7. The loss of approximately 3.2 acres of southern mixed riparian woodland, a CDFG special status community, due to development will be mitigated by restoring southern mixed woodlands on site or in the area. This community and its accompanying drainage channel in Bundy Canyon are likely under the regulatory jurisdiction of the ACOE, CDFG, and RWQCB and will require additional authorizations by these agencies.

   In order to improve the biological value southern mixed woodland on site sufficient hydrology may be present or restored to support supplemental plantings, which shall be installed in the mitigation areas on-site or in the area. Seed stock and container stock of southern mixed riparian woodland species, consistent with the planting palette guidelines set forth in the HRMMP, shall be planted in on site mitigation areas, or approved sites in the region.

   Seed stock and container stock, consistent with planting palette guidelines set forth in the HRMMP, shall be planted at a 5:1 ratio for the amount of area to be impacted on site.

   Non-native shrubs and trees shall be removed from the remaining southern mixed riparian woodland on site.

A monitoring plan for the southern mixed riparian woodland mitigation shall be approved by CDFG, the City Planning Department other permitting agencies, and included in the HRMMP. At a minimum, the plan shall include quarterly monitoring by a qualified biologist for the first three years, and on an annual basis for two following years. During each monitoring visit, hand removal of non-native vegetation will be conducted. Approved success criteria shall be based on an overall percentage of vegetation cover (at least 75 percent) and percentage of non-native plant species (less than 10 percent) consistent with on-site high quality southern mixed riparian woodland. Contingency actions will include supplemental plantings of native seed and/or container stock until success criteria have been met.

Special-Status Plants

8. Focused surveys shall be conducted by a qualified botanist during the appropriate blooming period prior to site construction for the species to be surveyed.

9. Any special-status plant populations located on the site shall either be avoided, or if avoidance is not feasible, be transplanted to appropriate areas within the remaining open space area. This does not apply to any special-status species that if found on the site would require consultation or an incidental take permit from the CDFG or the USFWS.

Increase in Non-Native Plant Species

10. Prior to issuance of building permit, preparation, review, and implementation of landscaping plans for common areas of the project shall include provisions for the control of invasive plant species. Landscaping plans subject to this requirement include any brush management plan (for the control of fire hazards at developed/natural interface areas), erosion control plans, and any landscaping near natural areas. Provisions for the control of invasive plant species would include: (a) City review and screening of proposed plant palette and planting plans to identify and avoid the use of invasive non-native species, especially near developed/natural interface areas; (b) the use of weed control applications (i.e., "Roundup" or equivalent) during the initial planting of landscaped areas; and (c) the monitoring and removal of weeds and other invasive plant species by the applicant as part of ongoing landscape maintenance activities. A qualified botanist shall determine the frequency and method of monitoring for invasive species.

11. Landscaping for the proposed project shall consist primarily of native plants as listed by the California Native Plant Society (CNPS), Santa Monica Mountains Chapter, in their document

entitled *Recommended Native Plant Species for Landscaping Wildland Corridors in the Santa Monica Mountains*, dated November 23, 1988. Invasive, non-indigenous plant species that tend to supplant native plants shall not be used. Topsoil and live plant materials shall, where feasible, be salvaged for erosion control and habitat enhancement and restoration efforts.

Construction and Grading Operations

12. An approved botanist/biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided or minimized. Responsibilities of the construction monitor include the following:

    - Attend appropriate pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants).
    - Supervise cordoning of preserved natural areas (with temporary fence posts, flagging, or other easily observed boundary marker) that lie outside of grading areas.
    - Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to sensitive habitat areas or other special-status resources may be flagged or temporarily fenced by the monitor, at their discretion.
    - Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing impacts on remaining trees and plant communities.

13. Staging/storage areas for construction equipment and materials shall be located outside of the driplines of remaining trees and areas of remaining vegetation. The biological monitor shall investigate all on-site storage areas to minimize impacts to biological resources.

14. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the biologist construction monitor.

15. During Construction, care should be taken to avoid degradation of the area through spillage of hazardous materials and discarded refuse. No refueling, changing of oil or other fluids, or discarding of any trash or other unwanted materials should be performed within natural areas on or immediately adjacent to the project site. Vehicles carrying supplies, such as concrete, should not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.

16. Standard SCAQMD dust control measures (please refer to mitigation measures in **Section IV.B, Air Quality**) shall be implemented to reduce impacts to nearby wildlife habitat. This includes a variety of options to reduce dust, including replacing ground cover in disturbed areas as quickly as possible; minimizing / reducing vehicle speeds on unpaved roads; watering active sites at least twice daily; and suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

17. Best Management Practices (BMPs) including source controls and treatment controls shall be implemented during construction activities and post-construction. Such practices may include the use of screening devices such as hay bales or silt fencing. In addition:

    - The City's standard grading procedures and erosion control procedures shall be adhered to during construction;
    - Construction sites shall be stabilized by October 15 of each year in anticipation of the rainy season; and
    - No debris, soil, silt, sand, bark, slash, sawdust, rubbish, cement, concrete or washings thereof, oil or petroleum products or other organic or earthen material from construction or associated activity shall be allowed to enter into drainages or be placed where it may be washed by rainfall or runoff into the drainages.

Net Unmitigated Impacts

None.

Cumulative Impacts

With respect to related project development, the proposed project's impacts would not be cumulatively considerable, given the planning history of the site, and the fact that the project represents the last phase of the Mountaingate development. The Santa Monica Mountains area in general has become increasingly urbanized. Ongoing urban development in this region has resulted in the cumulative loss of areas supporting natural vegetation. This trend will likely continue in the future, further reducing the botanical resources of the region. Additional regional development in the Santa Monica Mountains will result in the incremental loss of natural vegetation, common and special-status plant species, and continued fragmentation of existing wildlife habitat.

Cumulative Impacts Mitigation

When viewed individually, it may be possible for each ongoing or planned development project in the region to mitigate potential project-specific significant impacts through the implementation of habitat replacement programs and the requirements of the regulatory processes to which each of the projects may be subject (e.g., U.S. Army Corps of Engineers [ACOE] 404 permit process, California Department of Fish and Game [CDFG] Section 1603 permit process, etc.). With respect to this project, measures to mitigate the loss of plant communities with respect to cumulative impacts are described above under the appropriate plant community heading.

5. Animal Life

Construction activity and operation of the proposed project would directly disturb wildlife within, and immediately adjacent to, the development site. Some species are expected to be displaced to adjacent areas of similar habitat, provided it is available at the onset of construction activity. However, wildlife that emigrate from the site are vulnerable to mortality by predation and unsuccessful competition for food and territory. In addition, species of low mobility, particularly small mammals, amphibians, and reptiles, could be eliminated during grading activities, thus decreasing on-site populations of these species.

Species that could be impacted include: Western whiptails; Cooper's hawk; Southern California rufous-crowned sparrow; and San Diego desert woodrat. Special-status wildlife species with high potential to occur on the site include: coast range newt; San Diego horned lizard; San Bernardino ringneck snake, and San Diego mountain kingsnake; Sharp-shinned hawk, white-tailed kite, loggerhead shrike, and Bell's sage sparrow, as well as mountain lion.

It is also expected that implementation of the proposed project would result in indirect impacts to wildlife resources in the following ways:

- an increased use of the area by humans and domestic animals;
- an increase in populations of non-native wildlife species associated with an urban environment;
- increased light and glare; and
- increased habitat degradation from construction and grading activities.

Project impacts to animal life in the project area are considered to be significant.

Mitigation Measures

Common and Special-Status Bird Nests

1. Prior to construction or site preparation activities that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through July), a qualified biologist shall conduct field surveys to determine if active nests of special-status birds, or common bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code, are present in the construction zone or within 50 feet (300 feet for raptors) of the construction zone. These surveys shall be conducted no earlier than 45 days and no later than 20 days prior to site preparation activities. If active nests are found, a fence barrier shall be erected around each nest site at a minimum distance of 300 feet from raptor nests, 100 feet from special-status songbird nests, and 50 feet from common songbird nests (this distance may vary depending on the bird species and construction activity, as determined by the biologist). No construction or clearing activities shall be permitted, at the discretion of the biologist, within this nest zone until the young birds have fledged and are no longer dependent upon the nest tree or plant, as determined by the project biologist. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur.

Special Status Amphibians and Reptiles

2. Immediately prior to construction or grading activities, or as these activities are commencing, a survey shall be conducted by a qualified biologist to determine if individuals of coast range newt occur within the construction or grading zone. If located, individuals of this species, or any other special-status reptile or amphibian species observed during the survey, shall be captured and translocated unharmed into areas of appropriate habitat (either on site or immediately off site) that are not subject to disturbance.

Light and Glare

3. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas, as coordinated with the lighting engineer and the project biologist.

Construction and Grading Operations

The following construction guidelines shall be adhered to in order to reduce potential significant impacts on remaining biological resources:

4. An approved biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided or minimized. Responsibilities of the construction monitor include the following:

   - Attend appropriate pre-grade meetings to ensure that timing/location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for wildlife).
   - Supervise cordoning of preserved natural areas (i.e., active bird nests) that lie outside of grading areas.
   - Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to sensitive habitat areas or other special-status resources may be flagged or temporarily fenced by the monitor, at their discretion.
   - Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm/harassment of wildlife encountered during construction.

   The monitor should be present periodically on the site during construction to coordinate and monitor compliance with the above provisions.

5. Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the biologist construction monitor.

6. During construction, care should be taken to avoid degradation of the area through spillage of hazardous materials and discarded refuse. No refueling, changing of oil or other fluids, or discarding of any trash or other unwanted materials should be performed on or immediately adjacent to the project site. Vehicles carrying supplies, such as concrete, should not be allowed to empty, clean out, or otherwise place materials into natural areas on or immediately adjacent to the site.

7. Standard SCAQMD dust control measures (please see the **Mitigation Measure** subheading in **Section IV. B**, **Air Quality**) shall be implemented to reduce impacts on nearby wildlife habitat.

This includes a variety of options to reduce dust including replacing ground cover in disturbed areas as quickly as possible; minimizing / reducing vehicle speeds on unpaved roads; watering active sites at least twice daily; and suspending all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.

Net Unmitigated Significant Impacts

Implementation of the measures described above will reduce the impacts on common and special-status bird nests, special-status amphibians and reptiles, and on biological resources as a result of increased human and domestic animal presence, increased non-native plant and animal species, increased light and glare, and construction and grading operations to less than significant levels.

Implementation of the measures described under **Plant Life**, above, will minimize the loss of wildlife habitat. However, the net loss of approximately 54.4 acres of wildlife habitat cannot be entirely replaced at the same qualitative and quantitative level as currently exists. Therefore, the net loss of wildlife habitat will remain a significant unavoidable impact.

Cumulative Impacts

With respect to related project development, the proposed project's impacts would not be cumulatively considerable, given the planning history of the site, and the fact that the project represents the last phase of the Mountaingate development. The Santa Monica Mountains area in general has become increasingly urbanized. Ongoing urban development in this region has resulted in removal, fragmentation, and disruption of natural vegetation communities that serve as cover, foraging, and breeding habitat for common and special-status wildlife species. This trend in the general area will likely continue in the future, further reducing and fragmenting wildlife habitat in region.

Cumulative Impacts Mitigation

When viewed individually, it may be possible for each ongoing or planned development project in the region to mitigate potential project-specific significant impacts through the implementation of habitat replacement programs and the requirements of the regulatory processes to which each of the projects may be subject (e.g., ACOE 404 permit process, CDFG Section 1603 permit process, etc.). With respect to this project, measures to mitigate the loss of some areas of wildlife habitat (i.e., vegetation and plant communities) are addressed under **Plant Life**, above.

6. Jurisdictional Resources

The installation of the debris basins and fill associated with the Stoney Hill Ridge development, the Canyonback development, and the fill of the Canyonback area, will result in estimated impacts of 0.65 acres (2,900 linear feet) or more of U.S. Army Corps jurisdictional waters of the U.S. Additionally, an undetermined area of waters and streambeds of State which, are the jurisdiction of the Regional Water Quality Control Board and the California Department of Fish and Game, will be impacted with the implementation of the project. A jurisdictional delineation study to fully quantify and evaluate the extent of existing jurisdictional resources that may be impacted by the project, will be required prior to the issuance of permits or agreements by the aforementioned agencies.

In the event that project-related impacts to jurisdictional wetlands or waters of the U.S. and State affect special-status wildlife species and or their critical habitat, additional consultation with the U.S. Fish and Wildlife Service or other agencies may be required (Section 7, Endangered Species Act).

Mitigation Measures

Impacts to jurisdictional waters or streambeds may be mitigated with the enhancement, preservation, restoration or creation of in-kind, in-place waters and associated habitat. Typically, mitigation ratios for the loss of jurisdictional resources vary from agency to agency. A 5:1 replacement ratio is generally suggested for the Regional Water Quality Control Board, and the California Department of Fish and Game and a 3:1 ratio is frequently suggested by the Army Corps of Engineers. However, these ratios are subject to increases or decreases depending on the quality and function of the jurisdictional resource being impacted. These ratios are likewise affected by the mitigation methods agreed upon by the agencies and the developer.

7. Noise

Construction Noise

Excavation, grading, and construction activities associated with development of the proposed project would involve the use of heavy equipment such as tractors, loaders, concrete mixers, cranes, etc. Trucks would be used to deliver equipment and building materials, and to haul away waste materials. Smaller equipment such as jackhammers, pneumatic tools, saws, and hammers would also be used throughout the site during the construction phase. This equipment would generate both steady state and episodic noise that would be heard both on and off the project site.

The area that is bordered by the project site and adjacent residences is presently quiet, with an average measured 60-second L_{eq} of 50.7 dB(A). Periodic noise levels of up to 90 dB(A) could occur on off-site residential properties within 100 feet of the loudest construction equipment. Periodic construction noise levels would be noticeable to residents at home during the time of construction operations, and would constitute a temporary adverse change in the ambient noise environment at these off-site residences. As a result of the temporary increase in noise levels at the adjacent residential uses, construction noise impacts are considered to be significant.

Operation Noise (Off-Site)

The proposed project would increase traffic along Stoney Hill Road and Canyonback Road, but traffic levels and noise levels along these roads are still expected to be quite low. It is estimated that residences along Mountaingate Drive would experience a 3.1 dB(A) rise in ambient noise level to 61.9 dB(A) CNEL as a result of project generated traffic. Residences along Mountaingate Drive are at least 75 feet from the center of the roadway. The noise level along this roadway segment would still be within the City of Los Angeles normally acceptable classification of 65 dB(A) CNEL for residential land uses. Further, the increase due to the proposed project would be less than the community noise level increase standard of 5 dB(A). Therefore, noise impacts associated with project operation are considered to be less than significant.

Mitigation Measures

The following mitigation measures are recommended by this EIR to ensure that noise impacts are reduce to the greatest extent possible during project construction.

1. As per Section 41.40 of the City of Los Angeles Noise Ordinance, construction operations shall be limited to the hours of 7 A.M. to 9 P.M. Monday through Friday and 8 A.M. to 6 P.M. on Saturdays and holidays. No construction operations shall be permitted on Sundays.

2. As per Section 112.05 of the City of Los Angeles Noise Ordinance, all technically feasible measures shall be implemented to reduce noise levels of construction equipment operating within 500 feet of residential areas in cases where noise levels exceed 75 dB(A) at 50 feet from the noise source. Technically feasible measures include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent land uses in advance of construction work, ensuring that construction equipment is fitted with

modern sound reduction equipment, and installing temporary acoustic barriers around stationary construction noise sources.

3. The project applicant shall provide staging areas on-site to minimize off-site transportation of heavy equipment. These areas shall be located as to maximize the distance between staging areas and residential areas.

4. Minimize off-site heavy truck activities in local residential areas.

5. Ensure that construction equipment is fitted with sound reduction equipment, per manufacturer's specifications.

6. Where feasible, all heavy-duty construction equipment shall arrive at the site by utilizing the proposed secondary access road located on the Mission Canyon 8 Landfill property.

Net Unmitigated Impacts

Once in place, these mitigation measures would reduce the construction noise impacts of the proposed project to less than significant levels.

Cumulative Impacts

Stationary noise sources from related projects are not considered cumulative because they are not additive in nature. Noise levels will only be affected in the immediate vicinity of stationary noise sources. Noise levels would temporarily increase from construction activities taking place throughout the study area. In addition, operation of all these projects would generate traffic that would increase ambient noise levels in the general area. Since none of the identified related projects are close enough to compound the increase in noise levels resulting from development of the proposed project, no cumulative construction noise impacts are anticipated. Noise prediction modeling for cumulative indicated that cumulative noise levels on Mountaingate Drive west of Sepulveda would be 59.3 dB(A), while that of Sepulveda Boulevard north of Skirball would be 70.7 dB(A). The increases in cumulative noise represent 1.1 and 0.5 decibels respectively, which are less than the normally perceptible noise increase of three decibels. The City of Los Angeles's goals, objectives, and policies for noise control are established by the Noise Element of the *General Plan* and the passage of specific noise ordinances. Implementation of noise standards contained in the City's *General Plan* and the enforcement of ordinances pertaining to noise control would ensure that cumulative impacts are within acceptable

levels. Therefore noise associated with related projects would not be cumulatively considerable and so are considered to be less than significant.

8. Transportation and Circulation

It is expected that the proposed project would generate approximately 309 daily trips. During the A.M. peak hour, there would be approximately 6 inbound and 18 outbound vehicle trips. Project vehicle trips generated during the P.M. peak hour would include an estimated 21 inbound and 12 outbound. The project is expected to have significant traffic impacts during the A.M. peak hour at one intersection: Sepulveda Boulevard and Mountaingate Drive.

Mitigation Measure

1. **Sepulveda Boulevard and Mountaingate Drive** – The project applicant shall stripe the Mountaingate Drive approach to this intersection to provide an exclusive left-turn and an exclusive right-turn lane.

Net Unmitigated Significant Impacts

Once in place, this mitigation measure would reduce the traffic impacts of the proposed project at the impacted intersection to a level that is less than significant.

Cumulative Impacts

Related projects in the vicinity of the proposed project are expected to generate approximately 2,518 daily vehicle trips. During the A.M. peak hour, it is anticipated that there would be approximately 50 inbound and 154 outbound trips. Total trips during the P.M. peak would be about 171 inbound and 96 outbound trips. Actual future traffic conditions in the study area might be substantially less. The reasons for lower traffic volumes include: the probability that not all projects will be built; implementation of other projects' traffic reduction programs; trip-end linkage between future generators may lower trip lengths; and transit usage will increase in the future. Development of related projects in the area, whether or not the proposed project is built, would result in LOS F for all three study intersections during the A.M. peak hour, and LOS D to E during the P.M. peak hour. Given the project's de minimus impact to future traffic conditions, project impacts are not considered to be cumulatively considerable. Therefore, impacts under this category are considered to be less than significant.

9. Public Services

Fire

The project site is located within a City of Los Angeles Fire Department (LAFD) designated Mountain Fire District. Development of the proposed project would place residential structures in locations, which would adjoin wildland and natural open space. Even after project development, these natural areas will continue to have wildfire potential due to the presence of native vegetation, limited access and/or steep topography. This is considered a significant impact.

Mitigation Measures

1. The Tentative Tract Map and Conceptual Fire Protection/Vegetation Management Plan shall be submitted to the Los Angeles Fire Department (LAFD), Los Angeles Department of Building and Safety, and to the Los Angeles Department of Water and Power for review and approval prior to approval of the Final Map.

2. Prior to issuance of occupancy permits for the proposed project, the perimeter of the entire development area shall have a minimum 200-foot clearance from brush to structure that is irrigated with sprinkler and/or drip irrigation systems. Property owners shall be responsible for the long-term maintenance of the managed area.

3. Within the development area, the following tree palette shall be utilized:

    - Coastal live oak (*Q. agrifolia*),
    - Sycamore (*Plantus recemosa*),
    - Walnut (*Juglans californica*),
    - California laurel (*Umbellularia californica*),
    - Jacaranda (*Jacranda mimosifilia*),
    - Holly leaf cherry (*Prunus illicifolia*),
    - Liquidamber (*Liquidambar styraciflua*), and
    - Olive (*olea europea*).

4. Within the developed area, including the 200-foot zone, the following vegetation shall be prohibited:

   - Conifers,
   - Cypress,
   - Juniper,
   - Acacia,
   - Palm,
   - Eucalyptus, or
   - Pampas grass.

5. Within the developed area of the project, including the 200-foot zone, the following shrubs shall be prohibited:

   - Chamise (*Adenostoma fasciculatum*),
   - Buckwheat (*Erigonum*),
   - Manzanita* (*Arctostaphylos* sp.),
   - Sage (*Artemesia* sp.),
   - Poison Oak (*Rhus diversiloba*), or
   - Laurel sumac* (*Rhus laurina*).

   * Manzanita and Laurel sumac may be allowed in common areas on 30-foot centers, pruned up three feet from ground.

6. Within the development area, all irrigated seasonal shrubs shall be allowed, with the exception of those identified in **Mitigation Measure 5**. Recommended native shrubs include:

   - Lemonade berry (*Rhus integrofolia*),
   - Sugarbush (*Rhus ovata*),
   - Ceanothus (sp. *C. spinosis, C. crassifolius, C. megacarpus,* and *C. oliganthus*),
   - Holly leaf cherry (*Prunus ilicifolia*),
   - Choke cherry (*Prunus virginiana*),
   - Mountain mahogany (*Cercocarpus montanus*), and

- Toyon (*Heteromeles arbutifolia*).

Roads and Driveways (Access)

7. All new improved on-site road grades shall not exceed 15 percent.

8. A vertical clearance of 14 feet to allow clear passage of tall fire apparatus shall be provided along all improved on-site roadways.

9. Unbroken vegetative or tree canopies over improved roadways which could provide an avenue for fire to spread through and cause the road to be unusable shall be prohibited.

10. On-site through streets shall have, at a minimum, two 10-foot traffic lanes and two 8-foot parking lanes.

11. The emergency access road shall be 20 feet wide, paved, have a gradient of less than 15 percent, and be subject to the approval of the LAFD.

12. Private driveways that exceed 150 feet in length and serve one or two residences shall be within 50 feet of structures; be paved asphalt concrete or concrete; be 20 feet in width; and have a grade not to exceed 10 percent. Such driveways shall also provide an approved turnaround no less than every 400 feet and/or at the building site for fire apparatus, a 15-foot vertical clearance with no vegetative canopy, and a fire hydrant located within 150 feet of the structure.

13. Unless paved or planted and irrigated with the approved tree/shrub palettes identified in **Mitigation Measures 3, 6,** and **10**, all private driveways shall be clear of all combustible material 10 feet on each side of the driveway.

14. Gates on the emergency access road, driveways, and any private roads shall not reduce the required roadway width to less than the minimum width as approved by LAFD.

    Gates shall be constructed of noncombustible materials and may be sliding, swinging or other design as approved by LAFD provided a vehicle that is denied access through the gate will not be required to backup in the approach lane in order to exit the area.

Gates may be manually operated or power operated as approved by LAFD. Manually operated gates when closed shall be locked with a chain and padlock. The chain shall be limited to 3/8-inch diameter non-case hardened metal links or multiple padlocks may be used as links of the chain. Power operated gates shall be equipped with LAFD approved security gate override device mounted within an approved LAFD access box. In the event of power failure, the gate shall be capable of being pushed open.

15. All roadways shall have a minimum turning radius of 45 feet, and a minimum curvature radius of 100 feet measured at the centerline, as required by NFPA 299.

16. The minimum radius for a turnaround shall be 35 feet from centerline of the road.

17. All turning radii within the project shall be to the approval of the LAFD.

18. Vertical curves and dips in roadways shall have a radius of not less than 50 feet and shall be passable by a 20-ton fire truck.

Road and Building Identification

19. Names of all roadways shall be subject to the approval of the City of Los Angeles Fire Department and shall not conflict with other street names.

20. All structures within 100 feet of a roadway (with the exception of small outbuildings and detached garages) shall have non-combustible street numbers that are between 6 and 8 feet above grade, at least four inches high, at least one inch wide, and no less than 0.5 inch in stroke. Numbers shall be reflective on a contrasting background, and be clearly visible to emergency personnel for a distance of not less than 100 feet.

21. All structures further than 100 feet from a roadway (with the exception of small outbuildings and detached garages), shall have street numbers that are a minimum of five inches in height and mounted on a non-combustible post along the driveway, and are clearly visible to emergency personnel for a distance of not less than 100 feet.

Fire Protection Water System

22. Fire water mains and appurtenances shall comply with the LADWP and LAFD standards, and the standard "Distribution System Requirements for Fire Protection."

23. Sectional mains shall be provided every 500 feet in firewater mains, or as required by the LADWP.

24. Locations of fire hydrants shall be subject to LAFD approval.

25. Fire hydrants shall comply with the standards of LAFD and will have at least one 4-inch and one 2.5-inch connection. The street connection of the hydrant and main shall be 6 inches.

26. Fire hydrants shall have clear access for 15 feet on each side and be a minimum of 8 feet from flammable vegetation. Outlets shall be at least 18 inches above finished grade.

27. On roadways having no structures thereon (including the emergency access), hydrants shall be located at 1,000-foot intervals on the right side of the roadway or at locations approved by LAFD.

28. Any residences equipped with approved automatic fire sprinkler systems shall have an external alarm bell on the street side. Systems in structures exceeding twenty heads, or 5,000 square feet, or exceeding two stories in height from accessible grade shall be supervised to an alarm company.

29. All hydrant system plans and sprinkler plans shall be submitted to the City of Los Angeles Fire Department for review and approval.

30. All fire protection systems shall be designed and installed by State-licensed C-16 fire protection contractors utilizing listed and approved equipment and devices.

Building Construction

31. All structures (except non-combustible outbuildings of 100 square feet or less) within the perimeter of the development area directly abutting wildland and natural open space areas shall have walls protected on the exterior with at least one hour construction from foundation

to underside of roof sheathing per the Uniform Building Code. Rain gutters and spouts on perimeter houses shall be non-combustible.

32. All structures within the perimeter of the development area directly abutting wildland and natural open space areas shall have stucco-masonry (non-wood) exterior walls; 1-3/4-inch thick, solid-core doors; and non-combustible garage doors.

33. Combustible exterior treatments shall be prohibited on structures within the perimeter of the development area directly abutting wildland and natural open space areas.

34. Eaves and overhangs shall be avoided wherever possible. If utilized, eaves and overhangs shall be of the same fire resistive rating as exterior walls and shall be enclosed (boxed in). Eaves shall not have vents.

35. The ends of all roofs shall be fire-stopped to preclude entry of flames or embers.

36. Structures shall not be cantilevered, stilted, or otherwise overhang slopes. Any roofs, floors, and similar surfaces that extend out from at-grade foundations of the exterior walls shall have the same fire rating as exterior walls (minimum one hour).

37. Any structures built on raised foundations shall have such foundations properly enclosed with the same rating as exterior walls (minimum one hour). Vents or openings within the raised foundations shall not face wildland areas.

38. Trellises, balconies, patio covers, decks, awnings, gazebos, and similar structures shall be of one-hour fire resistive construction, heavy timber, or non-combustible materials, and shall not overhang slopes. Combustible awnings shall not be permitted.

39. Undersides of decks or balconies shall be solidly enclosed to prevent intrusion of vegetation, fire, etc. Any exposed wooden members shall be at least 2-inch nominal thickness.

40. Every chimney or vent attached to any solid, liquid, or liquid fuel burning device within the project shall be equipped with an approved, properly-installed spark arrester consisting of 12 gauge welded or woven wire mesh with openings 0.5 inch across. Such arresters shall be mounted in a vertical or near vertical position, visible from grade and not within 10 feet of vegetation or obstructions.

Fire Alarms

41. All habitable structures within the project shall have approved smoke detectors installed in compliance with the Los Angeles Building Code and shall be subject to LAFD approval.

Utility Lines

42. Where feasible, new or modified electrical distribution lines in fire hazard areas within the project site shall be installed underground.[4]

Fences

43. No wooden fences shall be permitted within the perimeter of the development area directly abutting wildland and natural open space areas. Fences in perimeter areas shall be masonry or other non-combustible material. Heavy timber wooden posts may be used to support iron fences.

44. Fencing facing wildland and natural open space areas shall have firefighter access gates, locations of which shall be determined by LAFD. The wildland-facing gate entrances shall display the street name and address of the property on which the gate abuts.

45. Residents shall be required to store combustible materials, such as firewood, at least 30 feet away from structures and that such materials shall have a 10-foot vegetation clearance.

Enforcement of the Conceptual Fire Protection/Vegetation Management Plan

46. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall be informed by the developer that the proposed project is within the Mountain Fire District of the City of Los Angeles and a High Fire Hazard Area, as defined by the California Public Resources Code.

47. Prior to sale and occupancy of on-site properties, all prospective property owners and residents shall receive a packet that specifically addresses Wildfire Safety and their role in fire prevention/suppression in their community. All prospective property owners and residents must acknowledge receipt and understanding of the Wildfire Safety provisions.

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4 The LADWP is responsible for maintaining proper vegetation clearances within the existing easement for the high voltage lines, which traverse the site, subject to requirements of the Public Resources Code and the Uniform Fire Code.

Net Unmitigated Significant Impacts

Implementation of the mitigation measures would reduce project impacts on fire protection to less than significant levels.

Cumulative Impacts

The City of Los Angeles Fire Department evaluates fire station location and staffing of existing facilities City-wide to maximize fire service coverage and minimize response times. Further development within the service area may result in the need to increase staffing at nearby fire stations, and/or to construct new fire stations to serve cumulative development projects. These needs are met through development fees and incorporation of fire prevention measures in new development projects to the satisfaction of LAFD. With the continuation of this trend by the LAFD, impacts on fire-fighting capabilities are not anticipated to be cumulatively considerable. Therefore, impacts under this category are considered to be less than significant.

Police Protection

During construction of the proposed project, there could be an increase in the frequency of calls for equipment theft, trespassing, vandalism, and traffic congestion that would result in an increased demand for police services. Increase in population and intensity of activity at the site resulting from the proposed project could result in an increase in calls for police service in the area. This would require additional officers in order for the Los Angeles Police Department (LAPD) to maintain a similar level of service. The current officer to population ratio for the West Los Angeles Area is 1.16:1,000 population, which is lower than the desired 2.0:1,000. By adding 82 people to the population, the officer to population ratio would numerically be negligible and remain 1.16:1,000. Although there is no noticeable difference in the ratio, the fact remains that an additional 82 people would be added to the existing West Los Angeles LAPD Division which would in turn realistically result in a less desirable officer to population ratio. The proposed project would therefore result in a potentially significant impact to LAPD staffing. Implementation of the recommended mitigation measures would reduce this impact to a less than significant level.

Mitigation Measures

1. Construction equipment, tools, and material shall be secured by locking or placing them within sheds and/or other inaccessible areas while not in use.

2. Prior to the issuance of building permits, the applicant shall coordinate project security measures and project design considerations with the Los Angeles Police Department's Crime Prevention Unit for the purpose of incorporating "defensible space" and other crime prevention features into the design of the project.

3. Upon completion of the proposed project, the applicant shall provide the Police Department's Crime Prevention Unit with a diagram of the proposed project. The diagram shall include access routes, addresses, and any information that might facilitate police response.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

The proposed project and other planned and approved developments throughout the City would cumulatively increase the need for services from the Police Department. However, impacts created by new developments can be reduced by the incorporation of mitigation measures into the proposed developments. Furthermore, the Police Department monitors the need for police services, and proposes appropriate service enhancements through the Department's yearly budgetary process. Improvements to police services and needs will therefore, be made accordingly. Impacts on police protection services, are, therefore, not anticipated to be cumulatively considerable, and so are considered to be less than significant.

Schools

The 29 single-family homes would increase enrollment by 12 students at the elementary school level, six at the middle school level and eight at the high school level, for a total of 26 students. The 12 students generated at the elementary school level could be accommodated by Kenter Canyon and Pacific Palisades Elementary Schools, which have a combined 175 enrollment spaces available. However, additional enrollment spaces at the kindergarten level, and the magnet program, would not be available at Brentwood Elementary. The six students generated at the middle school level would be accommodated by Revere, which has 728 enrollment spaces available, while the eight students generated at the high school would be accommodated by Palisades Charter, which has 163 enrollment spaces available. All the schools in the project area, except Brentwood Science Magnet (elementary), have sufficient capacity to accommodate project-generated students. In addition, the proposed project

will be required to comply with the LAUSD's School Facilities Fee Plan. As such, impacts to schools as a result of the development of the proposed project would be less than significant.

Mitigation Measures

The proposed project's impact on Los Angeles Unified School District (LAUSD) schools would be less than significant. However, the project would be subject to the provisions of the LAUSD's School Facilities Fee Plan, under the provisions of the Leroy F. Green School Facilities Act of 1998. The project will pay the required school fees in order to comply with State and local codes.

Net Unmitigated Significant Impacts

With compliance with LAUSD's School Facilities Fee Plan, implementation of the proposed project would neither result in project-specific impact to schools nor result in a cumulatively considerable impact to LAUSD schools. Therefore, no net unmitigated significant impacts would result from the proposed project.

Cumulative Impacts

The total number of new students as a result of implementation of related projects would be 440. As previously stated, most of the schools in the project's vicinity are operating below capacity, and there is a total availability of approximately 175 enrollment spaces at the elementary, 728 enrollment spaces at the middle, and 163 enrollment spaces at the high school level available to accommodate additional students. There is sufficient capacity to handle students generated by cumulative development only at the middle and high school level. Insufficient capacity exists at the elementary school level. However, all cumulative projects are required to comply with the LAUSD's School Facilities Fee Plan. The project will pay school impact fees consistent with the LAUSD School Facilities Fee Plan which represents full and complete mitigation for the cumulative impact on schools according to California Government Code Section 65996. As such, impacts to local public schools by the related project would not be cumulatively considerable and so would not be significant.

Parks and Recreation

Based on the City's desired long-range standard of two acres minimum per 1,000 residents each for neighborhood and community parks and recreation facilities, the proposed project would require an additional 0.33± acres of parkland (0.16± acres each of neighborhood and community parkland). There

are other parks and recreational facilities adjacent to or located in the general vicinity of the project area that are not owned and operated by the City of Los Angeles Department of Parks and Recreation. In addition, the nature of the proposed project, with estate and semi-estate lots, would enable property owners to provide their own amenities such as swimming pools, tennis courts and other facilities. As part of the project, approximately 424-acres of the 449± acre project site will be set aside as permanent open space for use in the greater scheme of trails and recreational resources within that area of the Santa Monica Mountains located west of Sepulveda Pass. It should be noted that these three lots are ultimately intended to be dedicated as permanent open space. Implementation of the proposed project would therefore, result in a beneficial impact on permanent open space within and immediately surrounding the Mountaingate Community. Given the acreage that would be set aside for open space, the potential for on-site recreational amenities as well as recreational facilities in the area (including state parks and private country clubs, hiking and equestrian trails), as well as the City's Quimby Act requirements, this impact is considered less than significant.

Mitigation Measures

1. In accordance with the requirements of the City of Los Angeles (Ordinance No. 141422, amending Chapter 1, Article 7 of the Los Angeles Municipal Code), the project is required to either pay the in-lieu fee to the City, and/or develop park or recreation land on the project site using equivalent funding or greater. The proportion of total land on the site to be set aside for park and recreation, or the amount of in-lieu fees to be paid, shall be determined by the City at the time of final plan approval.

Net Unmitigated Significant Impacts

With the payment of in-lieu fees to the City, and/or parkland dedication, project and cumulative project impacts to parklands would be reduced to a less than significant level. Therefore, no adverse impacts are anticipated as a result of the development of the proposed project or cumulative projects.

Cumulative Impacts

Implementation of the proposed project and related projects would result in a cumulative need of approximately 4.0 acres of additional neighborhood/community parks. In the absence of new and/or expanded parks, park and recreation facility deficits would be increased in relation to new residential populations. However, through the City's Quimby Act and environmental review procedures, related residential projects will be required to provide recreational land and/or pay in-lieu park fees to mitigate their impacts. Thus, impacts to park and recreation facilities in the project area would not be cumulatively considerable and not significant.

Libraries

The demand for library services in the project area is adequately met by the Donald Bruce Kaufman Brentwood Branch Library. If all of the maximum 82 additional residents would demand library services provided by the Donald Bruce Kaufman Brentwood Branch Library, the proposed project would constitute less than 0.2 percent of the capacity of this branch library. A less than 1-percent increase in demand for library services would not constitute a significant impact.

Mitigation Measures

None.

Cumulative Impacts

The proposed project, together with related projects in the project area, would increase the demand for library services in the area. As previously indicated, there are no overcrowding or capacity problems at the Donald Bruce Kaufman Brentwood branch library. Library services in the project area are adequate. However, the increase would further exacerbate parking problems at the Donald Bruce Kaufman Branch Library. In reality, it is unlikely for all persons generated by the related projects in the area to patronize one library. As discussed under project impacts above, there are several other libraries located in the general area that could be expected to provide alternative sources of library materials and resources. In addition, the proposed new Palisades branch scheduled to open in the next three years would provide ample parking for the expected population of more than 50,000. Given the above, impacts to public library resources would not be cumulatively considerable and not significant.

10. Utilities

Power

The estimated total electricity consumption from the proposed project is approximately 163,169 kWh per year. Generally, LADWP power service systems are flexible, and can be readily altered to meet demand requirements. Electrical service to the project site will be provided in accordance with LADWP rules and regulations, and initial installation is not anticipated to disrupt supply to existing uses in the project area.

Mitigation Measures

Although impacts to electrical service are not considered significant, the following mitigation measure is recommended by this EIR to ensure that the project minimizes power resource impacts to the extent feasible.

1. Prior to issuance of each building permit, the project applicant shall submit plans to the City 's Building and Safety Department demonstrating that each of the project's buildings will comply with the State Energy Conservation Standards for New Residential Buildings (Title 24, part 6, Article 2, California Administrative Code).

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

The cumulative effects of the proposed project and related projects in the vicinity may require the LADWP to construct additional distribution facilities in the area. However, the LADWP is capable of providing the needed services from cumulative projects, and each project would be required to incorporate energy conservation features into its design. As such, impacts to the LADWP for power services by the proposed project and related projects would not be cumulatively considerable and not significant.

Natural Gas

The estimated total natural gas consumption from the proposed project is approximately 2,319,420 cubic feet per year. According to the Pacific Region Engineer for The Gas Company, the existing system is more than adequate to meet such an increased load. In addition, the system can be modified to meet loads that are much larger than the projected gas consumption by the proposed project. Natural gas service to the project site would be in accordance with The Gas Company's policies and extension rules on file with the California Public Utilities Commission.

Mitigation Measures

1. Project design shall be subject to the review of The Gas Company for consistency with applicable energy conservation measures.

2. Prior to recordation of final maps, the applicant shall provide to the Los Angeles Planning Department, a letter from The Gas Company, which states that natural gas will be provided for the proposed project, and that all applicable energy conservation features have been incorporated into the project design.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

The proposed project, along with other related and approved projects in the project's vicinity, would generate an increased monthly demand for gas consumption. As previously indicated the distribution system in the project area is flexible and can be modified to have adequate supply to meet increased demand as a result of cumulative projects. As well, each project would be required to incorporate energy conservation features into its design. As such, impacts to natural gas service by the proposed project and the related project would not be cumulatively considerable and not significant.

Water Distribution

Operation of the proposed project (i.e., 29 units of residential uses) would consume a total of 18,250 gallons of water per day (gpd). Project construction would also result in the use of approximately

250,000 gpd of water throughout the construction period. In addition, irrigation of common areas would require approximately 3,650 gpd per acre. It is anticipated that the project will consume approximately 18,250 gpd for landscape irrigation. Given the availability of water to meet the project's total water demand and fire flow requirements, project impacts to water supply is considered to be less than significant.

Mitigation Measures

Although impacts under this category are considered to be less than significant, the following mitigation measures are recommended by this EIR.

1. The proposed project shall comply with the City-mandated water conservation program. Water used for landscaping purposes shall be reduced through implementation of Landscape Ordinance No. 170978.

2. Water distribution system improvements shall be provided to the satisfaction of the LADWP and the Advisory Agency in accordance with a City-approved and signed street improvement plan.

3. Installation of water softening or conditioning appliances shall be provided in accordance with City of Los Angeles Health and Safety Code Section 4047, which requires such appliances be accompanied by water conservation devices.

4. Water pressure greater than 80 psi shall be reduced to 80 psi or less by means of a pressure-reducing valve. This affects all lots below a 1,515-foot elevation.

5. Plumbing on lots above an elevation of 1,506 feet shall be sized for a minimum pressure range of 30 to 45 psi in accordance with the L.A. City Plumbing Code.

6. Lawn areas, including dichondra, shall be required to be separated from planting areas in the irrigation system for commonly-owned areas.

7. Mulch shall be utilized in commonly-owned areas wherever possible.

8. A manual shall be provided each home, upon initial occupancy to advise the residents as to the appropriate use of water resources in the area, and appropriate types of landscaping.

Net Unmitigated Significant Impacts

The proposed project would create additional water service demand in the Mountaingate area. Following implementation of all recommended mitigation measures and standard code requirements, no significant adverse water supply impacts would result.

Cumulative Impacts

Development of the proposed project, along with other related approved and pending projects within the project area, would increase development intensity and water demand. The LADWP is equipped to provide water service to meet the demands of the cumulative planned community. This growth in consumption is less than significant since the demand has been incorporated into LADWP's long-range plans for regional growth. Furthermore, in meeting the City's water conservation requirements, cumulative impacts would be reduced to less than significant levels. As such, impacts to water by the proposed project and the related project would not be cumulatively considerable and would not be significant.

Sanitary Sewers

Construction contractors for the proposed project would provide portable, on-site sanitation facilities that would be serviced at approved disposal facilities and/or treatment plants. The amount of construction-related wastewater that would be generated is not anticipated to have a significant impact on wastewater disposal and treatment facilities due to the temporary nature of construction and expected low volumes of wastes. Upon construction and occupancy of the proposed 29 new homes, the project site would generate approximately 9,570 gallons of sewage per day. The project's sewer system would connect to the existing sewer mains in the Mountaingate area, which have adequate capacity for the proposed project. As part of project implementation, the project applicant would be required by the City to pay sewage connection fees, based on the number of plumbing fixtures associated with the proposed project. The sewers, laterals and pump stations required to collect wastewater within the tract will be applicant-installed.

Required Mitigation Measures

1. The installation of low-flush toilets, low-flow showers and faucets, designed to reduce water consumption, is now required by Los Angeles Municipal Codes. Project applicant compliance with Los Angeles Municipal Code requirements shall serve to reduce sewage impacts on the Hyperion Treatment Plant.

2. The applicant shall comply with the requirements of the City's Water Conservation Ordinance No. 163532.

3. The applicant shall comply with Section 64.11.2 of the Los Angeles Municipal Code, which requires the payment of a Sewer Facilities Charge deposit prior to the recordation of the Final Tract Map.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Implementation of the proposed project and related projects would increase sewage generation in the project area. Each new development within the City of Los Angeles is required to comply with the City's water conservation and sewer allocation ordinances. As a result, cumulative impacts are anticipated to be less than significant. As such, impacts by the proposed project and related project would not be cumulatively considerable and not significant.

11. Safety

This discussion relates to the closed Mission Canyon 8 Landfill adjacent to the project area, and the potential for the landfill to impact the proposed residential uses. A comprehensive post-closure monitoring and maintenance program was accepted by the LARWQCB in 1989 and the property owner at that time, Barclay Hollander Corporation, agreed to implement it. No citations have been noted in the inspection reports of the Mission Canyon 8 Landfill. Therefore, with regard to maintenance and monitoring of the landfill, no significant impacts are identified. The landfill has prepared a stormwater pollution prevention plan and is implementing its provisions. The landfill submits an annual report to the LARWQCB. With the continued implementation of this plan, potential impacts to the proposed residential uses would be less than significant. According to the SCAQMD files, there have been no air quality violations recorded since 1990. Based on this information, potential impacts resulting from landfill gas emissions are considered to be less than significant.

Mitigation Measures

None required.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

No impacts would occur related to cumulative development.

12. Aesthetic Resources/View

Aesthetic Resources

Of the proposed project area's 449 acres, 424 acres or approximately 94 percent would remain as open space. Less than seven percent of the project area would be altered from its current undeveloped condition to a new 29-unit development immediately adjacent to existing residential uses, thus constituting an extension of the existing residential neighborhood. As a result, the proposed 25.4-acre development would not substantially alter the visual character of the 449-acre project area. One of the major natural features of the site is the approximately 1,600-foot knoll located in the southern portion of the site near the existing LADWP water tank. Implementation of the project would not remove this natural feature. No significant impacts are identified in relation to altering the visual character of the project site and area.

Mitigation Measures

None required.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

As a requirement in the City of Los Angeles, the project design for any project would be reviewed by the City Department of Planning for consistency with applicable City codes and regulations pertaining to building design, mass, scale, and setback, prior to final plan approval. It is expected that the related project nearest to the site will not be constructed at the same time as the proposed project. As such,

alteration to the visual character of the area would not be cumulatively considerable and not significant.

View

Although a portion of the project site is visible from the Sepulveda Pass, the topography of the area, including the 1,600-foot knoll would obstruct views of the 29 homes from this location. Further, the project would barely be visible from Mandeville Canyon Boulevard. As a result, the proposed project would neither obstruct public views to visual resources from the I-405/Skirball Center Drive area, nor affect the visual character of the project area. Thus, no significant impacts would occur in relation to view obstruction from public viewing locations.

With project completion, pedestrians, motorists and residents would still be able to have eastward views from the Mandeville Canyon Boulevard area, to the hillsides, electricity poles, open space and natural vegetation that form the dominant visual resources in the project area, without any obstruction from the proposed project. Thus, the proposed project would not obstruct views and so project implementation would not result in significant impacts to visual resources as seen from Mandeville Canyon.

Views from residents immediately adjacent to the project in the Crest and Promotory neighborhoods would be altered from its current undeveloped condition with the addition of the single-family homes. An existing knoll at the end of Canyonback Road will not be removed as a result of the proposed project. As such, views of the site would not change from this particular viewing location. Residents of the Crown neighborhood afford views of the northwestern portion of the project site with canyons and dense vegetation. This view will not be altered as result of project implementation. Since very few people would be affected by the altered views of the site, the impacts of such a change would not be significant.

Mitigation Measures

None required.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Since the related projects are not located immediately adjacent to the project site, there would not be a cumulative obstruction of views to the visual resources of the immediate project site area. As a result, project and related project impacts would not be cumulatively considerable in relation to the views of the area and so would not be significant.

13. Cultural Resources

Archaeology

Background studies, including the Phase I Archaeological Survey of the project site, did not reveal the existence of any prehistoric or historic cultural resources on the project site. Further, given the rugged nature of the site, the likelihood for the existence of archaeological or historic resources on the site is considered to be low.

Mitigation Measures

1. A qualified archaeologist shall be retained to monitor initial grading. If any archaeological or historical remains are found during the development, the archaeologist shall be contacted in order to assess the significance of the resource and to recommend appropriate protective measures. The archaeologist shall have the power to order temporary cessation of grading activity in order to assess the significance of such materials, and to take appropriate protective measures.

2. If human remains of Native American origin are encountered during the project, the County Coroner's Office and the Native American Heritage Commission shall be contacted for preservation and protection of the remains.

Net Unmitigated Significant Impacts

None.

Cumulative Impacts

Development of open lands and construction of the related projects would all involve grading and earth work that may affect archaeological or historical resources in the general area, should there be any. However, the occurrence of cultural resources and impacts to these resources tend to be site specific rather than cumulative in nature. Adherence to proper construction practices and to the requirements of the Municipal Code would be expected to reduce potential impacts to an acceptable level, given the existing setting in the area pertaining to cultural resources. As such, impacts to archaeological resources by the proposed project and related project would not be cumulatively considerable and not significant.

Paleontological Resources

There are no known fossil localities within the entire 449-acre site. The bedrock unit underlying the proposed construction area largely consists of Santa Monica Shale, which is known to be less fossiliferous. However, the bedrock unit of the northwestern and western fringes of the construction area contains Modelo Formation. This type of bedrock is known to be fossiliferous. As such, there is the likely potential of encountering significant vertebrate remains during subsurface excavations in the part of the project site containing Modelo Formation.

Mitigation Measures

1. Excavation activities during construction at the project site shall be monitored by a qualified vertebrate paleontologist. The monitor shall be equipped to recover any exposed fossils remains, and quickly and professionally collect them without hindering development activities.

Net Unmitigated Significant Impacts

Implementation of the above mitigation measure would reduce this potential impact to a less than significant level.

Cumulative Impacts

Development of the open lands and construction of the related projects would all involve grading and earth work that could potentially result in significant impacts to paleontological resources. However, the occurrence of paleontological resources and impacts to these resources tend to be site specific rather

than cumulative in nature. The development of each site would, therefore, have to be consistent with City of Los Angeles requirements as they pertain to the identification, protection and conservation of paleontological resources. Adherence to proper construction practices and to the requirements of the Municipal Code would be expected to reduce potential impacts to an acceptable level, given known paleontological localities and characteristics of unit rocks. Therefore impacts to paleontological resources resulting from implementation of related project would not be cumulatively considerable and so not significant.

F. DESCRIPTION OF ALTERNATIVES TO THE PROPOSED PROJECT

In 1972 the Los Angeles City Council approved a zone change for an 870-acre area, referred to as Mountaingate, that allowed 870 residential units. In March 1973, the Los Angeles City Planning Department prepared an environmental impact report (No. 85-3310-GP/ZC) which, in part addressed the approval of Tentative Tract No 29142 (master tract) for the construction of 870 single-family cluster homes and town homes in the Mountaingate Community. In 1974 the master tract map was approved by the City Council and divided the 870-acre community into five development phases. To date, subdivision maps for approximately 300 dwelling units have been filed and approved, and most of these homes have been built. The project site is the last remaining developable area within the 870-acre master tract Mountaingate Community.

The current property owner, Castle & Cooke undertook buildout of the remaining developable area in 1997. The original project, filed in November 1997 with the City of Los Angeles, proposed the development of 164 residential dwelling units on approximately 99 acres. After initial planning phases of the project and scoping meetings with local and interested parties, the project was modified to reduce and avoid potential impacts. A new application was filed in January 1998 for a smaller development consisting of 117 units on 61 acres. This modified project, as with the former project, encountered planning and construction obstacles that could only be addressed through additional alternative project design.

In October 1999, after continued solicitation of comments with local parties, Castle & Cooke reached an agreement with the Mountaingate Community Association (MCA), a local homeowners association, and the Mountaingate Open Space Maintenance Association (MOSMA). Under this agreement, both MCA and MOSMA agreed to a reduced density alternative of the originally proposed project that would develop 29 units as opposed to the originally proposed 164 units, which was a reduced density alternative to the original project. The agreement also called for the parties to cooperate in finding appropriate means to preserve open space owned by Castle & Cooke in the vicinity of the project site.

In November 2000, Castle & Cooke filed a new project application with the City of Los Angeles. The application was subsequently modified in December 2001 to make minor changes in the lot configurations. The resulting Proposed Project, 2nd Revised VTTM 53072, represents the reduced density alternative of the originally proposed project which proposed 29 single-family units within the last remaining developable area within the Mountaingate Community.

It should be noted that the currently proposed project of 29 single-family units represented the least amount of units that can be built and still achieve the objectives of the project and city. Given that the proposed project represents the original reduced density alternative, very few alternatives to the project exist that meet the requirements of CEQA §15126.6. Detailed information regarding all alternatives considered as part of the planning process, the alternatives considered in this EIR, and their potential environmental effects in comparison with the proposed project are presented in **Section VI, Alternatives**, of this Draft EIR. The following alternatives that were identified in **Section VI, Alternatives**, as being able to reduce or eliminate environmental impacts associated with the proposed project are presented below:

- Alternative 1 – No Project / No Build Alternative;
- Alternative 2 – Alternative Site; and
- Alternative 3 – Stoney Hill Ridge Development Only.

1. Alternative 1 – No Project/No Build Alternative

Alternative 1 – No Project Alternative would eliminate all the short-term and long-term impacts associated with the construction and operation of the proposed 29 single-family residential units. However, implementation of the No Project Alternative would not meet the objectives of the proposed project.

2. Alternative 2 – Alternative Site Discussion

Under this alternative, in the identified unavoidable significant adverse impacts with regards to plant life would be avoided. However, the project applicant does not own or have access to other properties that are near employment centers, as compared to the project site. In addition, one of the project objectives is to provide additional single-family housing within the Brentwood-Pacific Palisades District Plan to address the 18 percent increase in population (and hence, increased demand for housing) in this area. The project applicant does not own or have access to other properties within

this District Plan area to assist in addressing the population increase. Given the unavailability of land, coupled with the project's objectives identified earlier, no feasible alternative site exists. For this reason, no alternative analysis is provided in this Draft EIR for the proposed project.

3. Alternative 3 – Stoney Hill Ridge Development Only Alternative

Implementation of Alternative 3 – Stoney Hill Ridge Development Only Alternative would meet the objectives of the proposed project. Environmentally, this alternative would result in slightly less impacts than those identified in the EIR. However, in the issue areas with unmitigated net impacts, such as Plant and Animal Life, this alternative would have a similar level of impact as the proposed project.

Economically, this alternative would not be feasible, as the additional seven residential lots would be expected to yield revenue needed in order for the project to be financially feasible for the project applicant. Without these additional lots, the project applicant would not achieve the needed return on the investment for the project in order for it to be implemented. Even though this alternative environmentally has fewer impacts than the proposed project, the fixed economic costs associated with developing the project area make this alternative economically infeasible. For these reasons, this alternative was rejected as infeasible.

4. Environmentally Superior Alternative

Implementation of Alternative 3 – Stoney Hill Ridge Development Only Alternative would result in slightly lower levels of environmental impacts as compared with the proposed project. However, in the issue areas with unmitigated net impacts, such as Plant Life, this alternative would have a similar level of impact as the proposed project. From an environmental perspective, this alternative is superior to the proposed project. However, as discussed above, this alternative is operationally and financially infeasible for the project applicant to implement. Given the history and repeated modification of the project, the project, as proposed, represents the least intrusive design that would allow for development of the site, minimize impacts and maintain the project's objectives.