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IX. ESAC ACTION, NOTICE OF PREPARATION AND RESPONSES

In addition to being included in this report, the Environmental Assessment Form (EAF), Notice of Preparation (NOP) and Responses to the NOP are on file with the City of Los Angeles, Department of City Planning, Environmental Review Unit, 200 North Spring Street, Suite 763, Los Angeles, California, 90012. The EAF, the NOP and the Responses to the NOP are provided on the following pages and in **Appendix H**.

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

CASE NO. _____ Council District _____

Related Case: _____ Atlas Pg; Bk; Ref. No. _____

PROJECT DESCRIPTION: _____

COMMUNITY PLAN: _____ DOES NOT CONFORM/QUAD: _____

Land Use indicated: _____ Vacancy Factor _____ %

CLEARANCE REQUIRED:

Seismic Study Area / Hillside Grading Area / Ecologically Important Area
Archaeological / Paleontological / Historical / Coastal Zone / Sta. Monica Mtn. Zone
Air / Major Street / Housing / Flood (Map # _____) / State Clearing House / SCAG

OFFICE USE ONLY - ABOVE DOUBLE LINE

TO BE COMPLETED BY APPLICANT - PLEASE TYPE OR PRINT

PROJECT ADDRESS: 2050 Stoney Hill Road Community Brentwood-Pacific Palisades

Between Sepulveda Boulevard/Interstate 405 Freeway and Mandeville Canyon

APPLICANT'S NAME: Castle & Cooke California, Inc. (Attn: Ilene Miles) Phone (310) 208-3636

Address 10900 Wilshire Boulevard, Suite 1600 City Los Angeles, CA 90024

(zip code)

If applicable

AGENT'S COMPANY: Psomas Phone (310) 954-3700

CONTACT PERSON: Sharon Kaplan

Address 11444 West Olympic Boulevard, Suite 750 City West Los Angeles, CA 90064

(zip code)

The following Exhibits are required (3 copies of each exhibit and 3 Environmental Assessment Forms for projects in Coastal & S.M. Mtn. Zones): All Exhibits should reflect entire project, not just area in need of zone change, variance, or other alteration.

- A. 2 Vicinity Maps (8-1/2" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area circled.
- B. 2 Radius Maps (1" = 100' scale) showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits; 300' for site plan review applications.
- C. 2 Plot Plans showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. Application - a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. Pictures - two or more pictures of the project site showing walls, trees and existing structures.

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

APPLICATION ACCEPTED BY: _____

RECEIPT NO. _____ DATE: _____

I. Briefly describe the project and permits necessary (i.e., Tentative Tract, Conditional Use, Zone Change, etc.) including an identification of phases and plans for future expansion:

The applicant requests approval of Vesting Tentative Tract Map No. 53072, Haul Route, Lot Averaging, and Zone Change Incident to Subdivision as described in the attached Project Description.

II. Existing Conditions:

A. Project Site Area ±449.5 (area within tract) Net and ±451.7 (property to centerline of abutting streets) Gross Acres

B. Existing Zoning RE 40-1-H; [Q] A1-1; [T][Q] A1-1; PF-1-XL

C. Existing Use of Land Vacant, undeveloped; Mission Canyon 8 Landfill

D. Existing General Plan _____ Requested General Plan _____
Designation Minimum Residential, Open Space Designation No Change Requested

E. Number 0 type n/a and age ± n/a
of structures to be removed as a result of project. If residential dwellings (apts., single-family, condos) are being removed indicate the:
number of units: n/a and average rent n/a
Is there any similar housing at this price range available in the area? If yes, where:
n/a

F. Number 14, Trunk Diameter + 8 to 15 inches and type Coast Live Oak (5); Western Sycamore (9)--- (see Tree Report Addendum) of existing trees.

G. Number 3, Trunk Diameter + 8 to 15 inches and type Coast Live Oak---(see Tree Report Addendum) of trees being removed (identify on plot plan).

H. Slope: State percent of property which is:

<u>1.5%</u>	Less than 10% slope	If slopes over 10% exist, a topographic map will be required. Over 50 acres – 1" = 200' is okay.
<u>0.5%</u>	10-15% slope	
<u>98%</u>	Over 15% slope	

I. Check the applicable boxes and indicate the condition on the Plot Plan:
There are natural or man-made drainage channels, rights-of-way and/or hazardous pipelines crossing or immediately adjacent to property.
 None of the above.

J. Grading: (specify the total amount of dirt being moved)
0-500 cu. yds.
+800,000 cy if over 500 cu. yds. indicate amount of cu. yds.

K. Import/Export: indicate the amount of dirt being imported All earthwork to be balanced on site
or exported All earthwork to be balanced on site *

*Projects involving import/export of 1000 cubic yards or more are required to complete a Haul Route Form and Haul Route Map.

If project involves more than one phase or substantial expansion or changes of existing uses, please document each portion separately, with the total or project details written below. Describe entire project, not just area in need of zone change, variance, or other alteration.

III. Residential project (if not residential, do not answer)

- A. Number of Dwelling Units-
Single Family 29
Apartment 0 or Condominium 0
- B. Number of Dwelling Units with:
One bedroom Not known at this time Two bedrooms Not known at this time
Three bedrooms Not known at this time Four or more bedrooms Not known at this time
- C. Total number of parking spaces provided Per code
- D. List recreational facilities of project Not known at this time
- E. Approximate price range of units \$ Not known at this time to \$ Not known at this time
- F. Number of stories Per code, height Per code ft.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Not known at this time
Gas heated swimming pool? Not known at this time
- H. Describe night lighting of the project Illumination from street lights and exteriors/interiors of residences
(Include Plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for: Building +2%
Paving +0.5%
Landscaping Not known at this time

IV. Commercial, Industrial or Other Project (if project is only residential do not answer this section). Describe entire project, not just area in need of zone change, variance, or other alteration.

- A. Type of use n/a
- B. Total number of square feet of floor area n/a
- C. Number of units if hotel/motel n/a
- D. Number of stories _____, height Approx. ft.
- E. Total number of parking spaces provided: _____
- F. Hours of operation _____ Days of operation _____
- G. If fixed seats or beds involved, number _____
- H. Describe night lighting of the project _____
(Include Plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift _____
- J. Number of students/patients/patrons Approx.
- K. Describe security provisions for project _____
- L. Percent of total project proposed for: Building _____
Paving _____
Landscaping _____

V. Stationary Noise Clearance - A clearance may be necessary certifying the project's equipment (i.e., air conditioning) complies with City Noise Regulations.

Some projects may require a noise study. The EIR staff will inform those affected by this requirement.

VI. Selected Information:

A) Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):

Adjacent: Canyonback Road (scenic secondary road);

Approximately 500 ft to the north: Mountaingate Drive (scenic secondary road)

B) Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

C) Noise: Projects located within 600 feet of railroad tracks indicate the number of trains per day:**

Day 7 am - 10 pm n/a

Night 10 pm - 7 am n/a

VII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment.

At this time, no feasible alternatives to the project have been identified. Alternatives would be determined through the environmental review process and scoping meetings with the City of Los Angeles. Mitigation measures would be addressed in an Environmental Impact Report (EIR) to be prepared for the project, pursuant to the California Environmental Quality Act (CEQA).

* Contact the South Coast Air Quality Management District at 572-6418 for further information.

** For information, contact:

Southern Pacific Train Dispatcher	629-6569
Union Pacific Engineering	725-2313
Santa Fe Train Master	267-5546

APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED:

IF THERE IS AN AGENT, THE AGENT MUST ALSO SIGN AND BE NOTARIZED

I, Edward C. Roohan, Castle & Cooke California, Inc.,
Owner (Owner in escrow)*
(Please Print)
Vice President and Treasurer

Signed: Edward C. Roohan
Owner

I, Sharon Kaplan, Psomas
Consultant*
(Please Print)

Signed: Sharon Kaplan
Agent

I, Edward C. Roohan, C&C Mountaingate, Inc.,
Owner (Owner in escrow)
(Please Print)
Vice President and Treasurer

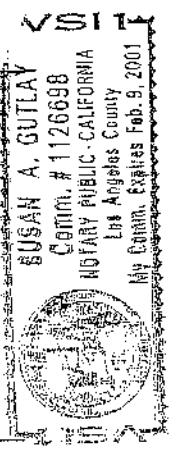
Signed: Edward C. Roohan
Owner

being duly sworn, state that the statements and information contained in this Environmental Assessment Form are in all respects true and correct to the best of my knowledge and belief.

State of California, County and City of Los Angeles

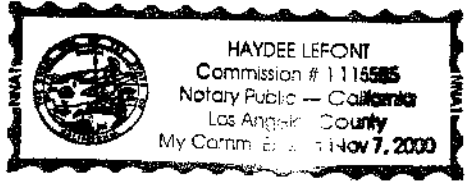
Signed: [Signature]
Notary

Subscribed and sworn to before me
this 22 day of Dec., 1999
(NOTARY or CORPORATE SEAL)



Signed: Haydee Lefont
Notary

Subscribed and sworn to before me
this 23rd day of December, 1999
(NOTARY)



Signed: [Signature]
Notary

Subscribed and sworn to before me
this 22 day of Dec., 1999
(NOTARY or CORPORATE SEAL)

* If acting for a corporation, include capacity and company name.

PROJECT DESCRIPTION & findings

Background

The applicant, Castle & Cooke California, Inc., is the owner of approximately 449.5 acres (net area) of undeveloped land in the Brentwood-Pacific Palisades community. This application for a vesting tentative tract map is for development in the Mountaingate planned community. As approved by the City of Los Angeles in 1974 as Tract 29142, the original Mountaingate plan envisioned and authorized the development of 870 dwelling units on the 870-acre site. To date, approximately 300 dwelling units have been constructed in connection with the existing subdivisions within Mountaingate. The proposed final cluster of homes would bring the total number of homes within Mountaingate to 329 dwelling units on the same 870 acres, a reduction of 541 units (or 62%) from the maximum number of units originally approved for the property.

The proposed vesting tentative tract map is for the subdivision of the property into 35 lots, 29 of which will be for the development of single-family homes on estate lots varying between 33,136 to 116,027 square feet in lot area (and 10,162 to 31,821 square feet in pad area). Therefore, approximately 33.6 acres (or 7.5%) of the ±449.5-acre site is proposed to be developed. Two (2) lots are private street lots (continuations of Canyonback Road and Stoney Hill Road) and comprise approximately three (3) acres in area.

Zone Change Incident to Subdivision

The proposed subdivision is consistent with current zoning, with the exception of approximately 4.25 acres of agricultural-zoned area that is being proposed for residential development. The applicant requests approval of a Zone Change Incident to Subdivision pursuant to LAMC Section 12.32F for these lots (portions of Lots 11-18, 28, and 29) from a [Q] A-1 zone to a RE 40-1-H zone district. Ordinance Nos. 172,447 (adopted 2/2/99) and 171,002 (adopted 4/3/96) established the existing zoning districts for the property.

The proposed Vesting Tentative Tract Map and Zone Change Incident to Subdivision are consistent with the general plan land use designations, which are both Minimum Residential and Open Space categories. The majority of the proposed residential lots are within the Minimum Residential land use category, with the exception of approximately 4.25 acres which are within the Open Space land use category (portions of Lots 11-18, 28, and 29). The *Brentwood-Pacific Palisades Community Plan* (adopted 2/24/98) states, "In general, land designated as privately owned open space are considered to be in the minimum [residential] density category. Density transfer shall be allowed in areas designated minimum density category as long as the total number of dwelling units indicated in any development is not increased and adequate access is available from two or more directions," (pp. III-2 and III-3). Therefore, the proposed Vesting Tentative Tract Map and Zone Change Incident to Subdivision are consistent with the general plan land use designations.

Slope Density

The proposed density for the subject site averages 0.06 dwelling units per net acre. Allowable density for this project (29 units) was calculated using the Slope Density formula as defined in LAMC Section 17.05 C and the *Brentwood-Pacific Palisades Community Plan* (adopted 2/24/98). (See Mountaingate Slope Density Calculations Report, December 1999).

Lot Averaging

Approval of lot averaging is requested with this map for subdivision in the hillside RE 40-1-H zone pursuant to LAMC Section 17.05 H. Approval of Lot Averaging is requested for the following reasons:

1. Traffic access, topography, and drainage conditions will safely allow lot averaging. Traffic access is available from two (2) directions: Canyonback Road and Stoney Hill Road to the north and each of the fire access roads to the south. The proposed residential lot layout is designed to take advantage of existing topographical ridgelines and will require less grading than that which would be required by a subdivision of conventional design that does not utilize lot averaging. The proposed detention facility would offset any increase in stormwater runoff. Project development performed in compliance with the requirements of the Bureau of Engineering, all other responsible agencies, and all applicable codes and ordinances would reduce hydrology-related impacts to less than significant. Storm drains have been designed with capacities for a 50-year frequency storm.
2. The proposed Lot Averaging is consistent with proper subdivision design. Each of the residential lots meet the minimum lot width of 80 feet for the RE 40-1-H zone and side lines of lots have been designed to be at approximate right angles or radial to streets. Approximate pad areas have been calculated taking into account the appropriate yard setbacks. In addition, not more than 20 percent of the lots (five (5) lots--Lots 1, 2, 3, 4, and 27) are proposed to have less than the minimum area requirements of 40,000 square feet per lot. In computing the lot average, those portions of the lots exceeding 150 percent of the minimum area requirement (Lots 11, 19, and 28) were excluded and, therefore, only the first 60,000 square feet of each of these three (3) lots were counted in these calculations. The proposed residential lot average for this project is 47,549 square feet and meets the minimum lot average of 40,000 square feet for residential lots in the RE 40-1-H zone.
3. The proposed Lot Averaging will result in environmental benefits. The proposed lot design will minimize earthwork, will promote the preservation of the surrounding canyons (Bundy, Kenter, and Mandeville Canyons), and will prevent the removal of any additional trees which would be required by a subdivision of conventional design that does not utilize lot averaging.

Haul Route

Landform grading will be used to conform as much as possible to existing contours. Grading will be balanced on-site and no import or export of dirt will be required. An approval of haul route is requested with this map because conveyance of excavation from the Canyonback Road area to the Mission Canyon 8 Landfill fill site will require transport on public streets. The proposed haul route is north on Canyonback Road, east on Mountaingate Drive, south on Stoney Hill Road, and south on the fire access road to the fill site.

Regrading/Widening of Fire Access Lanes

The existing secondary fire/emergency access lanes located within the Mission Canyon 8 Landfill Lot are proposed to be regraded and widened to a variable 20 to 50 feet in width as part of this request.

CITY OF LOS ANGELES
CALIFORNIA

DEPARTMENT OF
CITY PLANNING
221 N. FIGUEROA STREET
LOS ANGELES, CA 90012-2601

CITY PLANNING
COMMISSION

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MARNIA SCHNABEL
ROBERT L. SCOTT

GABRIELE WILLIAMS
COMMISSION EXECUTIVE ASSISTANT
(213) 580-3224



RICHARD J. RIORDAN
MAYOR

March 17, 2000.

EXECUTIVE OFFICES
16TH FLOOR
CON HOWE
DIRECTOR
(213) 580-1150
FRANKLIN P. EBERHARD
DEPUTY DIRECTOR
(213) 580-1168
GORDON B. HAMILTON
DEPUTY DIRECTOR
(213) 580-1165
ROBERT H. SUTTON
DEPUTY DIRECTOR
(213) 580-1167
FAX: (213) 580-1178
INFORMATION
(213) 580-1172

EIR Case No.: 99-3251

Project Name: Mountain Gate

Project Description: Request for approval of Vesting Tentative Tract Map No. 53072 to subdivide approximately 449.5 acres into 35 lots, 29 of which are for the development of single-family homes on estate lots varying between 33,136 to 116,027 square-feet. Two (2) lots are private street lots (continuations of Canyonback Road and Stoney Hill Road). Less than 10 percent of the site is proposed for actual development. The project includes a request for approval of a Zone Change incident to Subdivision pursuant to LAMC Section 12.32F. There may also be an accompanying General Plan Amendment necessary to allow implementation of the proposed project and to ensure consistency per AB283 requirements.

Disposition of oak trees will be covered by the VTIM approval, as well as a request for Lot averaging in the hillside RE40-1-F zone pursuant to LAMC Section 17.05H. Lastly, approval of a haul route is requested with this map for conveyance of earthwork excavation.

Project Location: The proposed project is located to the south of Promontory Road at 2050 Stoney Hill Road in the Santa Monica Mountains area of the Brentwood-Pacific Palisades community.

Planning Area: Brentwood-Pacific Palisades

Council District: 11

Due Date: April 17, 2000

P R E - D R A F T R E Q U E S T F O R C O M M E N T S

The enclosed materials describe a proposed land development project and suggest possible environmental impacts of the project, which lies in an area that has been determined to be of interest to yourself and/or the organization you represent. An Environmental Impact Report (EIR) is to be prepared on this project by this office.

We would welcome all comments on the possible environmental impacts of the proposed project in order that we can take into consideration your concerns and/or those of the organization you represent, in the preparation of the EIR. All comments should be in writing and must be submitted to this office by April 17, 2000.

Please direct your responses to:

Irene Paul, Project Coordinator
221 N. Figueroa Street, Room 1500
Los Angeles, CA 90012 (213)580-5555

CON HOWE
Director of Planning

Irene Paul
City Planner

Environmental Review Section

Enclosure

PUBLIC COUNTER & CONSTRUCTION SERVICES CENTER
201 NORTH FIGUEROA STREET, ROOM 300 - (213) 877-8000
VAN NUYS - 6261 VAN NUYS BLVD., 1ST FLOOR, VAN NUYS 91401 - (818) 755-8898

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