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INTRODUCTION

The proposed project would be the last phase of development within the Mountaingate Community and represents an extension of the existing residential development located to the north of the site. This section addresses the consistency of the proposed Mountaingate project with applicable State, regional and local land use plans and policies. In addition, this section addresses the compatibility of the proposed 29 single-family homes with existing and planned surrounding land use.

ENVIRONMENTAL SETTING

This section includes existing information regarding local plans and policies as they relate to the proposed project as well as the existing regulatory setting.

Regional Plans

The proposed Project site is located within the Brentwood Community of the City of Los Angeles. It is also located within the jurisdictions of the Southern California Association of Governments (SCAG), as well as the South Coast Air Quality Management District (SCAQMD). Policy documents that govern development on the project site, from a regional perspective, include the SCAG's Regional Comprehensive Plan and Guide, the SCAQMD's Air Quality Management Plan, and the Los Angeles County Congestion Management Program. These plans are described below, in relation to their relevance to the proposed project.

Regional Comprehensive Plan and Guide

The Southern California Association of Governments (SCAG) is a Federally-designated metropolitan planning organization composed of the thirteen sub-regions that make up the Southern California region (including the Los Angeles, Orange, San Bernardino, Riverside, Imperial, and Ventura Counties). The proposed project site is within the boundaries of the Los Angeles sub-region, which encompasses the entire City of Los Angeles.

Relative to its regional roles and responsibilities, SCAG prepared the Regional Comprehensive Plan and Guide (RCPG), dated March 1996, in conjunction with its constituent members and other regional

planning agencies. The RCPG sets broad goals for the Southern California region and identifies strategies for agencies at all levels of government to use in guiding their decision-making with respect to the significant issues and changes, including growth management, which can be anticipated by the year 2015 and beyond. The RCPG consists of five Core Chapters, which are Growth Management, Regional Mobility, Air Quality, Water Quality, and Hazardous Waste Management. These Core Chapters respond directly to Federal and State requirements placed on SCAG and which local governments are required to use as the basis for their own plans. Ancillary chapters within the RCPG (Economy, Housing, Human Resources and Services, Finance, Open Space and Conservation, Water Resources, Energy, and Integrated Waste Management) reflect other regional plans, but do not contain actions or policies required of local governments. Adopted RCPG policies related to land use are contained primarily in Chapter 3 of the RCPG, entitled Growth Management. The purpose of the Growth Management Chapter is to present forecasts, which establish the socio-economic parameters for the development of the regional mobility and air quality chapters, and various functional chapters of the RCPG.

The policies related to growth forecasts apply to SCAG's mandates and responsibilities in the review of regionally significant projects. SCAG reviewed the NOP for the proposed project and determined that the Mountaingate project is not regionally significant per area-wide Clearinghouse criteria.¹ Therefore, no further discussion of the project's consistency with the RCPG is provided in this EIR.

Air Quality Management Plan

Located within the South Coast Air Basin, the proposed project is within the jurisdiction of the SCAQMD. In conjunction with SCAG, the SCAQMD is responsible for formulating and implementing air pollution control strategies. The most recent Air Quality Management Plan (AQMP) was adopted in 1997 by the SCAQMD and SCAG to assist in fulfilling these responsibilities. The AQMP is intended to establish a comprehensive air pollution control program leading to the attainment of State and Federal air quality standards in the South Coast Air Basin and in portions of the Southeast Desert Air Basin that are within the SCAQMD's jurisdiction. The AQMP addresses the requirements set forth in the State and Federal Clean Air Acts. The plan contains control measures and strategies to be implemented over the next twenty years. Included in these control measures are measures relative to growth management and redistribution of jobs and housing for better balance. **Section IV.B, Air Quality**, of this EIR provides a specific discussion of AQMP policies and the proposed Project's conformance with such policies and the reader is referred to that section.

¹ David Stein, Manager, Performance Assessment and Implementation, Southern California Association of Governments, March 23, 2000, Letter to Los Angeles Department of City Planning.

Congestion Management Program for Los Angeles County

The Congestion Management Program (CMP) is a State-mandated program enacted by the State legislature. The CMP for Los Angeles County requires that a proposed development address three major subject areas with respect to traffic impacts. The first two are related to impacts on the CMP highway system and an assessment of transit demands, and the third is a debit/credit analysis that assesses project impacts and benefits. Projects that have the potential to affect the designated CMP network are required to identify and mitigate their adverse effects on the network.

In response to the project NOP, SCAG indicated that the proposed project is not regionally significant per area-wide Clearinghouse criteria. Further, the Traffic Report prepared for the proposed project (please see **Section IV.N, Transportation and Circulation**, of this EIR) indicates that the proposed project's impacts on the regional transportation system would be minimal. Since the proposed project is not regionally significant, and would not affect the regional transportation system (i.e., CMP roadways), no further analysis is provided in this Draft EIR regarding CMP.

Local Plans

City of Los Angeles General Plan

California State Law (Government Code Section 65300) requires that each city prepare and adopt a comprehensive, long-term general plan for its future development. The *General Plan* must contain seven elements including: land use, circulation, housing, conservation, open space, noise and safety. In addition to these, state law permits cities to include optional elements in their general plans, thereby providing local governments with the flexibility to address the specific needs and unique character of their jurisdictions.

The City of Los Angeles *General Plan*, adopted in 1974, is comprised of the Concept Los Angeles Plan, the Citywide Plan, thirty-five Community Plans, and various State-mandated elements and optional elements. As adopted in 1974, the Concept Los Angeles Plan provided a basis and continuous reference for the long-range development of Los Angeles within the context of the metropolitan region, while the Citywide Plan provided guidance for intermediate-range development (twenty-year time frame). The initial twenty-year timeframe established for the Citywide Plan has expired and the City is currently reorganizing and modifying the elements, which constitute its *General Plan*. As part of this process, the Los Angeles Citywide General Plan Framework was adopted in 1996 to replace the Concept Los Angeles Plan and the Citywide Plan. The General Plan Framework is a long-range, citywide,

comprehensive growth strategy. The General Plan Framework Element provides a citywide context within which local planning takes place. Because it is citywide, the Framework Element cannot anticipate every detail. Therefore, the community Plans must be looked to for final determinations as to boundaries, land use categories, intensities and heights that fall within the ranges described by the Framework Element.

The City of Los Angeles is a huge metropolitan area with diverse characteristics manifested in 35 distinct geographic areas. In fulfillment of the State's requirements, the City's *General Plan* contains community plans which establish land use policy and standards for each of the 35 geographic areas in order to better address the needs and character of such a large City. In short, the policies and standards within each community plan are specifically directed to development in that particular geographic area, and reflect all the required elements of the *General Plan*. The community and district plans² provide specific land use policies to guide the future development within defined geographic areas of City of Los Angeles.

The City of Los Angeles *General Plan* Safety Element indicates that the proposed project site is located in a Mountain Fire District. In addition to the specific recommendations for protecting structures from fires contained in this element, all projects located within a Mountain Fire District must comply with 57.25.01 of the Los Angeles Municipal Code. Please refer to **Section IV.O.1, Fire**, for a discussion of issues related to developing the site within a Mountain Fire District.

Brentwood-Pacific Palisades District Plan

Specific land use locations and entitlements are defined by the Community Plans. Further, the Community Plans remain the point of reference for determining compliance with Government Code Section 65860 (d) that requires General Plan and zoning consistency for charter cities of 2 million or more in population. The proposed Project site is located within the Brentwood-Pacific Palisades District Plan area. The Brentwood-Pacific Palisades District Plan was originally adopted in July 1977 and was subsequently amended in 1993 and most recently in June 1998.

² Specific land use locations and entitlements are defined by the Community Plans. Further, the Community Plans remain the point of reference for determining compliance with Government Code Section 65860(d) that requires General Plan and zoning consistency for charter cities of two million or more in population.

The Brentwood-Pacific Palisades Community Plan sets forth goals to maintain the community's distinctive character by:

- Preserving and enhancing the positive characteristics of the existing residential neighborhoods while providing a variety of compatible new housing opportunities.
- Improving the function, design and economic vitality of the commercial areas.
- Preserving and enhancing the positive characteristics of existing uses which provide the foundation for community identity, such as scale, height, bulk, setback and appearance.
- Maximize the development opportunities of the future transit system while minimizing any adverse impacts.
- Planning the remaining commercial development opportunity sites for needed job producing uses that will improve the economic and physical condition of the Brentwood-Pacific Palisades Community Plan Area.

The approximately 449-acre project site is generally designated for residential, public facilities, and open space land uses on the Brentwood-Pacific Palisades Community Plan Land Use Map, with corresponding zones of Residential Estate with a minimum lot area of 40,000 square feet (RE40-1-H), Agriculture (A1-1) and Public Facilities (PF-1-XL).³ The majority (i.e., 24.3 acres) of the proposed 25.4-acre residential lots and streets area is designated for Minimum Density Residential uses with a corresponding zone of RE-40. The remaining development area, (approximately 1 acre) is designated for Open Space Uses, with corresponding zone of ([Q] A1-1).

The adjacent properties including the existing Mountaingate development located to the north of the proposed development area are classified as low density residential.

City of Los Angeles Planning and Zoning Code

Zoning is the primary legal tool by which the development of private property can be directed towards the implementation of the City's General and District Plans. Zoning regulates land uses, population density, lot coverage, building sizes, and locations. Overall, zoning and planning serve to protect public health, safety, and welfare; to promote compatibility between various land uses and developments; and to provide for an attractive and efficient community.

³ Brentwood-Pacific Palisades Community Plan, *General Plan Land Use Map*, City of Los Angeles Department of City Planning, June 17, 1998.

Per AB 283 General Plan/Zoning Consistency Program Plan Amendments (June 25, 1986), City zoning designations within the project area are to be consistent with the Brentwood-Pacific Palisades Community Plan land use designations. The entire 449±-acre project site is currently zoned RE 40-1-H (Residential Estate); [Q] A1-1 Agriculture); [T] [Q] A1-1 (Agriculture); PF-1-XL (Public Facilities); The [Q] classification refers to a qualified zone classification that further restricts the property, and is used in combination with zone changes only. It restricts uses of a property and assures development compatible with surrounding property. The [T] classification is a tentative zone classification also used in combination with zone changes only. It delays issuance of building permits until subdivision or parcel map is recorded or other conditions required by the City Council are met.

The proposed development area for residential lots and private roadways is 25.4 acres. Approximately 24 acres of the proposed development area is currently zoned RE 40-1-H (Hillside Residential Estate with a minimum lot area of 40,000 square feet). This portion of the property is within Height District 1 as established by the City of Los Angeles Planning and Zoning Code, and as such is restricted to a maximum height of three stories/45 feet. The remaining 1± acre of the development area is zoned [Q] A1-1 (Agriculture).

Slope Density Standards - Hillside Areas

Since the project site has a Minimum Density Residential classification and is located within a hillside area, the project must comply with the requirements of the Slope Density Ordinance, City Ordinance No. 162,144. This ordinance requires that the number of units allowed be calculated by dividing the property into a series of grids. For each grid, the average slope, density and units allowed are determined. Section 17.05 C of the Planning and zoning code sets forth the Slope Density formula in the Hillside Areas, as defined by Chapter IX of the Los Angeles Municipal Code. The dwelling unit shall not exceed that allowed by the following formula:

$$D = 50-S/35$$

Where D = the maximum number of dwelling units per gross acres allowable,
and S = the average natural slope of the land in percent.

The Brentwood Pacific Palisades Community Plan acknowledges that development of lands located in hillside areas may be limited by the suitability of the geology of the area for development and the steepness of the natural topography of the various parts of the area. As a result, the Community Plan recommends the above formula in areas designated for minimum density housing in determining the density of dwelling units. The Community Plan indicates that the density permitted in a subdivision or

a planned development project shall be 0.5 dwelling units per gross acre or greater as allowed by the above formula. In general lands designated as privately owned open space are considered to be in the minimum density residential category. Density transfers are allowed in areas designated in the 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.

Hillside Ordinance

The Hillside Ordinance, adopted September 14, 1992 by the City of Los Angeles, provides development regulations such as permitted uses, height and other regulations relating to building setbacks, fire protection, street access, lot coverage, sewer connections and parking requirements. The hillside zoning designation was adopted “to provide a practical method for the development of land, the topography of which creates problems in development, to permit the efficient design and use of building sites and local streets, and to secure compliance with the *General Plan* in certain hillside or mountainous areas of the city.”⁴

Surrounding Land Uses

As described in **Section II, Project Description**, the proposed Mountaingate project is the last remaining developable area of the original 870-acre Mountaingate Community. Mountaingate Community consists of five existing developments plus the proposed Mountaingate project. As shown in **Figure II-4 of Section II, Project Description**, the existing Mountaingate Community includes the Ridge, Crown, Terrace, Vista and Crest & Promotory residential developments. The proposed Mountaingate project will be located at the end of Canyonback Road and Stoney Hill Roads, immediately adjacent is the Crest & Promotory development, which is located north and east of the site. Located east of the project site is the existing South Golf Course of the Mountaingate Country Club, as well as Mission Canyon 8, which is a closed landfill site. Please see **Section IV.R, Safety**, for discussion on the landfill. Further east of the Golf Course is the I-405 (San Diego Freeway) and Sepulveda Pass with homes east of the Pass. West of the project site is Mandeville Canyon with single-family homes. Immediately south of the project site is undeveloped land that separates the property from the Getty Museum.

⁴ City of Los Angeles, Planning and Zoning Code, Article 2, Section 12.04F (Los Angeles, California).

Environmental Impact Analysis

Significance Threshold Criteria

Generally, land use impacts are determined based on a project's consistency with applicable plans, and compatibility with surrounding uses. The L.A. CEQA *Thresholds Guide* states that the determination of a project's significance in terms of land use impacts shall be made on a case by case basis, considering the following factors:

- Whether the proposal is inconsistent with adopted land use/density designation in the Community Plan, Redevelopment Plan or Specific Plan for the site;
- Whether the proposal is inconsistent with the *General Plan* or adopted environmental goals or policies contained in other applicable plans;
- The extent of the area impacted, the nature and degree of impacts, and the type of land uses within that area;
- The extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and
- The number, degree and type of secondary impacts to surrounding land uses that could result from implementation of the proposed project.

As indicated under Existing Conditions, the proposed project is not regionally significant, and so would not significantly impact regional plans such as SCAG's RCPG, the L.A. County CMP, and the SCAQMD's AQMP. For the purposes of this EIR, implementation of the proposed Mountaingate project would result in a significant land use impact if:

1. Project implementation would be inconsistent with the Brentwood Community Plan land use and/or City of Los Angeles zoning designation for the site; or
2. If project implementation would result in incompatible land uses in the project area.

Project Consistency with the Brentwood Pacific Palisades Plan and Zoning Code

Community Plan Land Use and Zoning Designation

The proposed project includes a Major Plan Review application, pursuant to Los Angeles Municipal Code (LAMC) Section 11.5.8. This entails a request for approval of a *General Plan Amendment* and a zone change in order to achieve consistency in land use zoning designations for the property. Although the proposed project area is approximately 449 acres in size, the proposed development area is only

25.4 acres. Approximately 24 acres of the proposed development area is currently designated for Minimum Density Residential uses (0.5 to 1 dwelling unit per net acre). The corresponding zone for this area is RE 40-1-H (Hillside Residential Estate with a minimum lot area of 40,000 square feet). Allowable uses under the RE 40-1-H zone include one-family dwellings, parks, playgrounds, community centers, and truck gardening. The remaining 1± acre of the proposed development area is designated for Open Space Uses, with corresponding zone of ([Q] A1-1). Although the A1-1 zone allows residential uses, the proposed residential uses would not be consistent with the open space designation for the site. As shown in **Figure IV.H-1**, 0.6 acres of land zoned as [Q] A1-1 is located on the Canyonback Ridge, while 0.5 acres is located on the Stoney Hill Ridge. These portions of the proposed lots that are currently designated for Open Space land uses and zoned [Q] A1-1, would be rezoned to Low Residential land use designation with a corresponding RE 20-1-H Zone. The vast majority of the project area originally approved for development, approximately 158.8 acres, is designated Minimum Residential land use with a corresponding RE-40-1-H zone. Of this area, 133.8± acres zoned as RE-40-1-H would be rezoned to A1-1 to be consistent with the intended open space set aside as part of the proposed project. The remaining 24± acres of RE-40-1-H within the project area, which includes the proposed development area, would be rezoned as RE-20-1-H. The RE-20-1-H zoning for the project area allows up to 20,000 square foot lots. It should be noted that the project would develop less area than allowed under the existing zone, which would reduce the overall grading and physical land impacts resulting from project development. Additionally, this would allow all the residential lots to be included under one zoning category that facilitates consistency between the Community Plan land use designation and zoning for the site. No significant impacts would result from project implementation.

The proposed development area is located in Height District 1 (as indicated by the "1" in the zoning designation). This height district permits the development of not more than three times the buildable area of the lot and a maximum building height of 45 feet above grade (three stories) for all zoning designations requested. The proposed project would comply with this classification and will not exceed the height requirements. The 29 single-family homes, as proposed, would be consistent with the requirements of the slope density standards for hillside areas and the hillside ordinance for the City of Los Angeles. No significant impacts would result from project implementation.

Consistency with Community Plan Goals, Objectives and Policies

The Brentwood Pacific Palisades Community Plan contains a variety of goals, objectives and polices related to land use in the Plan Area. Actions intended to implement the City's plans and policies are also contained in the Community Plan. The Plan identifies a residential Land Use Goal (Goal 1) to create a "safe, secure and high quality residential environment for all economic, age and ethnic

segments of the Community.” This goal is a broad statement that encapsulates the Community’s vision. The Land Use Objectives provide more specific and concrete means of achieving the goal. The Plan’s Land Use Policies articulate specific requirements or actions, which apply to the Plan Area. Pertinent and relevant objectives and policies are listed below in bold type, followed by a discussion of the project’s consistency with each.

Objective 1-1: To provide for the preservation of existing housing and for the development of new housing to meet the diverse economic and physical needs of the existing residents and projected population of the Plan Area to the year 2010.

Policy 1-1.2: Maintain the existing acreage of residential lands designated for single-family use.

Policy 1-1.3: Maintain a substantial portion of the single-family acres in the minimum density land use category.

Discussion

The project consists of the proposed development of 29 new single-family homes in the existing Mountaingate Community. The existing housing supply within the Mountaingate Community includes approximately 300 homes that include town homes, semi-custom lot homes, and estate homes.

Currently, 24± acres of the project area is designated as Minimum Density Residential (RE 40-1-H) that allows 0.5 to 1 dwelling unit per 40,000 square feet, while 1± acre is designated Open Space ([Q] A1-1). A zone change from RE 40-1-H and [Q] A1-1 to Low Density Residential (RE-20-1-H) is requested as part of the project. This would allow for all residential lots to be included under one zoning category, minimize grading and ensure consistency between the Community Plan land use designation and zoning for the site. The RE-20-1-H zone allows development at a density of 1 dwelling unit per 20,000 square feet. Although the proposed RE-20-1-H zone density is greater than that which is allowed under the existing RE 40-1-H designation, the proposed density of the Project would not be altered as a result of the zone change as the site is ultimately governed by the hillside slope density formula. It should be noted that the hillside density restriction is consistent with the density limitations established in the minimum density land use classification, which is less than the Low Density Residential classification. At completion, the density of the project would be 1 dwelling units per 15.5 acres (1 unit per 675,180 square feet). Therefore, the proposed project is consistent with the objectives listed earlier as the site would be maintained for residential uses at a density consistent with the Minimum Density land use average. No significant impacts would result.

**FIGURE IV.H-1
PLAN AMENDMENT AND ZONE CHANGE MAP**

Policy 1-3.2: Preserve existing views in Hillside areasDiscussion

The proposed 29 homes would be contiguous to the existing Mountaingate development located to the immediate north of the project site. The 25.4-acre development project would be located on the Canyonback and Stoney Hill ridges at the terminus of two existing roadways that lead north to the existing Mountaingate Community. Approximately 424 acres of the entire project site would be dedicated as permanent open space. This constitutes approximately 94 percent of the entire 449 project area. Given the contiguous nature of the proposed project to existing ridgeline homes, and the percentage of land proposed to be dedicated as open space, the project is consistent with the Community Plan's policy to preserve views in Hillside areas. Further, as presented in **Section IV.S, Aesthetic Resources/View**, of this EIR, the proposed project would not result in significant impacts to public views of the hillside area within which the project site is located. In addition, the project would be consistent with the City's Hillside Ordinance and slope/density requirements. No significant impacts would result from project implementation.

Policy 1-6.4: Encourage clustering of single-family residential in order to use the natural terrain to the best advantage.Discussion

The project, as proposed, would cluster the single-family homes within a 25.4-acre area immediately adjacent and contiguous to the existing Crest & Promontory residential areas in the Mountaingate Community. This represents approximately 6 percent of the total project area of 449 acres. Mountaingate would be located at the end of two existing roadways that lead south to the project site. These roadways are Canyonback Road and Stoney Hill Road. Stoney Hill Road currently provides access only to the Crest & Promontory areas. Implementation of the proposed project would continue both roadways to Mountaingate. The remaining 424 acres of land would be dedicated as open space and continue to be left undeveloped. As such, the project would be consistent with this policy, as it would cluster the homes close to an existing residential area, leaving the majority (approximately 94 percent) of the land undeveloped and as open space. No significant impacts would result from project implementation.

Policy 1.6-5: Require that any proposed development be designed to enhance and be compatible with adjacent development.

Discussion

As previously discussed, the project site is part of the 870-acre Mountaingate Community. Implementation of the proposed Mountaingate residential project would constitute the last and final phase of development for the Mountaingate Community. The housing product for the project would include 29 single-family homes and two private streets on 25.4 acres of the 449-acre project site. As such, the development would be similar to the single-family homes and other residential types that already exist within the existing Mountaingate Community in terms of height, bulk, mass and setbacks similar to the existing adjacent residential uses. In addition, the new 29 single-family homes would be contiguous to the existing homes within the Mountaingate Community that are located on the Canyonback and Stoney Hill ridges, and would enhance and complement the existing Mountaingate Community developments, as the homes would be compatible in type and quality. Further, the project would be subject to the Citywide Hillside Ordinance development standards. No significant impacts would result from project implementation.

Land Use Compatibility

The proposed project is part of the 870-acre Master Plan approved in 1974 for the Mountaingate Community. The approved master tract (Tract No. 29142) for Mountaingate permitted 870 residential dwelling units. The master tract map divided the 870-acre community into five development phases as shown in **Figure II-3, Originally Approved Mountaingate Master Plan, in Section II, Project Description**. To date, subdivision maps for approximately 300 dwelling units have been filed and approved, and most of these homes have been built. As stated, the project is the final phase of development of the 870-acre Mountaingate Community. The type of housing product proposed is similar to other Mountaingate Community developments in the immediate area with single-family homes. Therefore, the proposed Mountaingate project would be compatible in land use with the immediate adjacent residential areas, as well as other Mountaingate Community developments. Many residential developments, like the existing Mountaingate Community, are built next to golf courses, which are considered compatible uses. As such, the southern portions of the Mountaingate project area and the area to the east bordering the Golf Course are compatible uses. Further south, the project site includes permanent open space next to Mission Canyon 8, the closed landfill site, which are considered

compatible uses. To the west, the project includes permanent open space that separate the proposed development site from existing residential areas of Mandeville Canyon and other Mountaingate Community developments. These land uses are also considered compatible.

The proposed project incorporates a substantial amount of open space that is physically and functionally compatible with existing adjacent land uses. In addition, the proposed project is consistent with applicable goals and policies of the Brentwood-Pacific Palisades Community Plan as shown above. These goals and policies provide the basis for decision making regarding the City's long-term physical development relating to land use compatibility. No significant impacts are anticipated.

Cumulative Impacts

The proposed project is part of the 870-acre Master Plan approved in 1974 for the Mountaingate Community. The approved master tract (Tract No. 29142) for Mountaingate permitted 870 residential dwelling units. To date, subdivision maps for approximately 300 dwelling units have been filed and approved, and most of these homes have been built. Given that only 300 units of the originally approved 870 units have been built so far, the addition of 29 units is not expected to result in a cumulatively considerable land use impact in the project area.

Moreover, the City of Los Angeles reviews all projects against City development and design guidelines which regulates permitted uses, development density, building heights, site and building design, transportation demand and neighborhood protection. In addition, all development is closely monitored citywide. All developments proposed and constructed within the City are recorded by city staff and reviewed for consistency with citywide land use controls and development standards during the course of the project review and approval process. Given the land use controls and development standards presently in use within the City, no significant cumulative land use impacts are anticipated.

Mitigation Measures

No mitigation measures are required, as no significant land use impacts have been identified.

Adverse Effects

The applicant is requesting a Zone Change and General Plan Amendment. The project would be subject to development standards set forth in the Zoning Hillside Ordinance and would implement the grading and construction related mitigation measures provided in **Sections IV.A, Earth, IV.B, Air Quality, and IV.F, Noise**, of this EIR. The proposed project is consistent with the applicable goals, objectives and policies contained within the Brentwood-Pacific Palisades Community Plan. Further, no land use consistency impacts would result with implementation of the proposed project. Therefore, no adverse land use effects would result with development of Mountaingate residential project.