

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
 OFFICE OF THE CITY CLERK
 ROOM 393, CITY HALL
 LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF PREPARATION

(Article VI, Section 2 - City CEQA Guidelines)

TO:	RESPONSIBLE OR TRUSTEE AGENCY State Clearinghouse	FROM:	LEAD CITY AGENCY Los Angeles City Planning Dept.
	ADDRESS (Street, City, Zip) Office of Planning & Research Attn: Mosis Boyd 1400 Tenth Street, Room 121 Sacramento, CA 95814		ADDRESS (Street, City, Zip) Environmental Review Section 221 No. Figueroa St., Suite 1500 Los Angeles, CA 90012
SUBJECT: Notice Of Preparation of a Draft Environmental Impact Report			
PROJECT TITLE Mountain Gate		CASE NO. 99-3251	
PROJECT APPLICANT, IF ANY Castle & Cooke California, Inc.			
<p>The City of Los Angeles will be the Lead Agency and will prepare an environmental impact report for the project identified above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by this City when considering your permit or other approval for the project.</p> <p>The project description, location and the probable environmental effects are contained in the attached materials.</p> <p><input type="checkbox"/> A copy of the Initial Study is attached.</p> <p><input checked="" type="checkbox"/> A copy of the Initial Study is not attached.</p> <p>Due to the time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.</p> <p>Please send your response to <u>Irene Paul</u> at the address of the Lead City Agency as shown above. We will need the name of a contact person in your agency.</p> <p>Note: If the Responsible or trustee agency is a state agency, a copy of this form must be sent to the State Clearinghouse in the Office of Planning and Research, 1400 Tenth Street, Sacramento, California 95814. A state identification number will be issued by the Clearinghouse and should be thereafter referenced on all correspondences regarding the project, specifically on the title page of the draft and final EIR and on the Notice of Determination.</p>			
SIGNATURE <i>Irene Paul</i>	TITLE City Planning Associate	TELEPHONE NUMBER (213) 580-5555	DATE March 14, 2000

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL NOTATIONS

SR NO.: 99-3251

APPLICANT: Castle & Cooke California, Inc.

PROJECT DESCRIPTION: Request for approval of Vesting Tentative Tract No. 59072 to subdivide approximately 449.5 acres into 33 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 VITM approval, as well as a request for Lot averaging in the hillside RE 40-1-H zone pursuant to LAMC Section 17.05. Approval of a haul route is requested with this map for conveyance of earthwork excavation.

PROJECT LOCATION/ADDRESS: 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.

Areas of Possible Environmental Impacts:

1. EARTH (GRADING, DRAINAGE, GEOLOGIC HAZARDS):

Possible impacts can occur due to grading and alteration of on- and off-site drainage. Additionally, the proposed project is proximal to potential landslide areas and may be subject to unstable earth conditions and other seismic-related hazards. Investigation should address impacts relative to proposed grading procedures, drainage plans, off-site runoff of stormwater including both 50 year and 100 year storms, and construction (i.e. dust control, on-site watering). Investigation should also address specific actions relative to minimizing potential hazards and risk related to seismic disturbances of the site. Mitigation measures may include:

- Preparation of a site-specific geotechnical report;
- Construction activities performed under supervision of a licensed engineer, geologist and/or soils engineer;
- Use of landform grading and landform landscaping techniques and compliance with applicable portions of the City's Landform Grading Manual;
- Adherence to applicable provisions of the Municipal Code, Flood Management Specific Plan and the recommendations of the City Engineer and Department of Building and Safety;
- Use of semipermeable pavement for landscape areas;
- Geotechnical investigation conducted prior to finalization of grading plans;
- On-site investigation of site during construction; and,
- Conformance with the City's Seismic Safety Plan, applicable portions of the Municipal Code, Flood Hazard Management Specific Plan, and seismic safety requirements of the Department of Building and Safety.

2. AIR (AIR QUALITY-STATIONARY SOURCES):

Project development may result in deterioration of ambient air quality due to short-term emissions generated during construction. Investigation should address specific actions that may potentially reduce impacts on local and regional air quality. Mitigation measures may include:

- Implementation of ground wetting and temporary dust cover during construction; and
- Restriction of grading activities when wind speed reaches 15 mph and/or fugitive dust are likely to be carried off-site.

3. PLANT LIFE

Investigation should address impacts resulting from removal of existing vegetation on the site. Mitigation measures may include:

- Grading plans/landscaping and construction activities in conformance with the City's Oak Tree Preservation Ordinance (Section 17.05 R, Los Angeles Municipal Code);
- Preparation of a plot plan indicating the location, size, type and condition of all existing trees on the site, as prepared by a reputable tree expert, submitted for approval by the Department of City Planning and the Street Tree Division of the Bureau of Street Maintenance; and,
- Replacement of trees in parkways and replacement of desirable trees on-site to the satisfaction of the Street Tree Division of the Bureau of Street Maintenance and the Department of City Planning.

4. ANIMAL LIFE:

The proposed project may result in: 1) conversion and/or disturbance of existing animal habitat area on-site and/or disturbance of existing animal habitat area on-site and proximal to the site, and 2) disruption of access corridors between habitat areas. Investigation should address impacts resulting from project development. Mitigation measures may include:

- Provision of escape routes to allow resident wildlife access to uninhabited areas;
- Consultation with the Department of Animal Regulations regarding animal relocation and escape routes; and,
- Post-construction landscape treatment to provide placement habitat for wildlife; use of native and/or drought-tolerant plant materials is encouraged.

5. NOISE (STATIONARY AND MOBILE SOURCES):

Project development may significantly effect ambient noise levels. Investigation should address noise impacts resulting from construction activities (short-term stationary source), land use activities (long-term stationary source), and increases in local traffic (long-term mobile source). Mitigation measures may include:

- Limiting hours of construction;
- Use of sound-restricted construction equipment;
- Compliance with applicable provisions of Noise Ordinance No. 144,931.

6. LIGHT/GLARE (ARTIFICIAL):

Project development may result in increased ambient reflectivity and glare from the project site, adversely impacting locations proximal to the site. Investigation should address impacts related to increased reflectivity and stationary light sources. Mitigation measures may include:

- Use of plant materials to decrease reflectivity of hardscape surface.

7. **TRANSPORTATION-CIRCULATION-DRIVEWAY/ACCESS:**

Project generated vehicular traffic may contribute to cumulative impacts on local circulation. Completion of a Traffic Study, as determined by the Department of Transportation, may be necessary to define impacts of project generated vehicular traffic at several key intersections, and appropriate ingress/egress locations. Traffic impacts should be addressed by the Environmental Impact Report to provide comprehensive review and mitigation-of-impacts to an acceptable level. Mitigation measures may include:

- Completion of a Traffic Study, per requirements of the Department of Transportation, assessing potential cumulative impacts resulting from project development;
- Provision of a driveway/access plan consistent with replacements/recommendations of the Department of Transportation and/or City Engineer.

8. **TRANSPORTATION-REGIONAL TRAFFIC ANALYSIS:**

Environmental analysis shall address the project's affect on major local arterials, public transit, freeways, highways, and rail transit service, including major local arterials and public transit within five (5) miles of the project site and freeways, highways, and rail transit service within ten (10) miles of the project site.

9. **PUBLIC SERVICES:**

The proposed project may result in a need for additional fire protection and emergency services. Investigation should address impacts relative to adequacy of these services. Mitigation measures may include:

- Compliance with federal, state, and local requirements regarding fire protection and safety standards;
- Use of fire resistant roofing/building materials; and,
- Structural design, roadways, and emergency access locations developed in accordance with City requirements.

10. **WATER CONSERVATION:**

The California Environmental Quality Act requires that the project be evaluated relative to water use and water conservation measures in accordance with State guidelines. Investigation should address potential consumption rates and adequacy of existing water supply. Mitigation measures may include:

- Compliance with the City's Water Conservation Regulations defined in Ordinance No. 163,532.

11. **SERVICE SYSTEMS (STORMWATER DRAINAGE, SEWERS, POWER, NATURAL GAS, SOLID WASTE AND DISPOSAL):**

The proposed project may have a cumulative impact on existing service systems. Investigation should address adequacy of existing systems and potential impacts resulting from project development. Mitigation measures may include:

- Compliance with recommendations Bureau of Engineering and other City agencies (as required);
- Compliance with requirements of the City's Sewer Ordinance No. 163,565; and,
- Implementation of recycling programs to reduce volume of refuse.

12. AESTHETICS/VIEW:

Proposed project development will result in transformation of undeveloped landscape and disturbance of natural landform. Investigation should address design-related impacts resulting from the above impacts. Mitigation measures may include:

- Preservation of natural landform and reduction of grading;
- Underground installation of utilities where applicable;
- Preparation of landscape plans by a licensed landscape architect subject to approval by the City Planning Department and/or other City agencies;
- Revegetation of graded slopes (if applicable) upon completion of grading activities; and,
- Landscaping of all appropriate open areas.

13. CULTURAL RESOURCES:

A possible adverse environmental impact is indicated due to the project's location in an area likely to yield unrecorded paleontological sites. Mitigation measures may include:

- If any paleontological materials are encountered during the course of the project development, the project shall be halted and the services of a paleontologist shall be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Museum to assess the resources and evaluate the impact; and,
- Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum. (A covenant and agreement shall be recorded prior to obtaining a grading permit).

Alternatives to the Proposed Project: No Project, Change in Intensity, Change of Land Use, Alternate Site.

Attachments: Vicinity Map, Radius Map, Tentative Tract Map