



**CITY OF BEVERLY HILLS**  
**128-130 SOUTH CARSON ROAD**  
**REZONE PROJECT**  
**INITIAL STUDY**

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Initial Study

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## Initial Study

**1. Project title:**

128-130 South Carson Road Rezoning and General Plan Amendment

**2. Lead agency name and address:**

City of Beverly Hills  
Community Development Department  
455 N Rexford Drive  
Beverly Hills, CA 90210

**3. Contact person and phone number:**

Timothea Tway, AICP, Senior Planner  
Community Development Department, City of Beverly Hills  
(310) 285-1122

**4. Project location:**

The project is located at 128 South Carson Road and 130 South Carson Road in the City of Beverly Hills. The project site is located in the City of Beverly Hills on the northeast corner of the intersection of South Carson Road and Charleville Boulevard and is located south of the intersection of South Carson Road and Wilshire Boulevard. The project site consists of two parcels. Parcel 1 (128 South Carson Road, APN 4333018038) is 6,500 square feet in area and is developed with a 1,674 square foot single-family residence. Parcel 2 (130 South Carson Road, APN 4333018039) is 6,320 square feet in area and is improved with a 2,414 square foot single-family residence. The total size of the project site is 12,820 square feet. The subject site is relatively flat, with no major changes in elevation. The existing landscaping includes a variety of trees, shrubs and plants.

The City of Beverly Hills is bordered by the City of West Hollywood to the east and the City of Los Angeles neighborhoods of Carthay to the south, Century City to the west, and Holmby Hills and Brentwood to the northwest and north. The City is 5.7 square miles and is home to a resident population of approximately 35,000 people.

**5. Project sponsor's name and address:**

City of Beverly Hills  
455 N. Rexford Drive  
Beverly Hills, CA 90210

**6. General plan designation:**

Single-Family Residential

**7. Zoning:**

R-1 (One-Family Residential)

**8. Project description:**

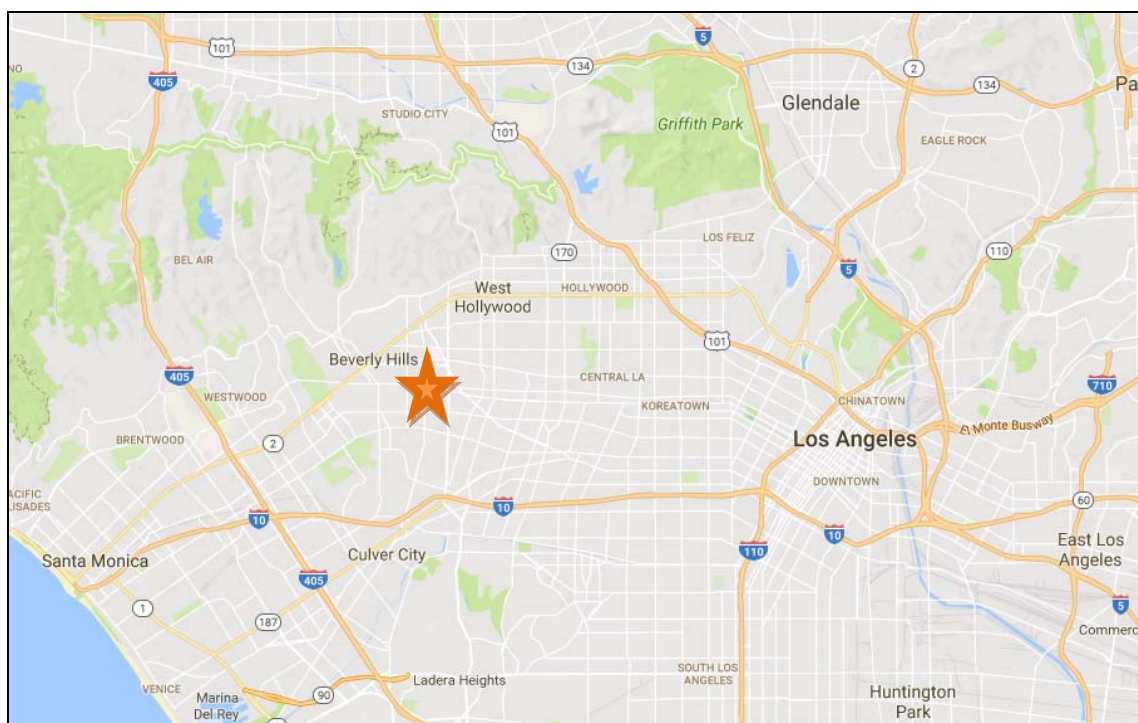
The proposed project involves an amendment to General Plan land use map to designate the parcels as Multi-family residential low density, and a change of zoning designation of the two from R-1 (One-Family Residential) to R-4 (Multiple-Family Residential). The project also includes an amendment to the City Multi-family Height District Map to include Parcel 1 and Parcel 2 in Multi-family Height District A. Buildings in Height District A are limited to three (3) stories. The contemplated Multi-family residential low density General Plan designation would allow for a maximum of 40 units per acre and a maximum height of 30' in height. The project does not include any proposal for new construction on either of the lots at this time.

Table 1 illustrates the uses that are permitted by-right and with a Conditional Use Permit in the R-1 and R-4 zones, per the Beverly Hills Municipal Code.

| <b>Table 1: Land Uses in One-Family and Multiple Residential Zones</b>   |   |
|--|---|
| R-1 (One-Family Residential)   | R-4 (Multiple Residential)  |
| <p><b>Allowed by-right:</b><br/>                     Single-family dwelling<br/>                     Accessory dwelling unit<br/>                     Small community care facility<br/>                     Transitional or supportive housing structured as a single-family or multiple-family dwelling<br/>                     Small family daycare home</p> | <p><b>Allowed by-right:</b><br/>                     Single-family dwelling<br/>                     Accessory dwelling unit<br/>                     Small community care facility<br/>                     Transitional or supportive housing structured as a single-family or multiple-family dwelling<br/>                     Public library<br/>                     Multiple-family dwelling</p>   |
| <p><b>Requires a Conditional Use Permit:</b><br/>                     Educational institution<br/>                     Museum<br/>                     Religious institution<br/>                     Club<br/>                     Public use<br/>                     Large Family Daycare Home (requires a Use Permit)</p>                                    | <p><b>Requires a Conditional Use Permit:</b><br/>                     Educational institution<br/>                     Museum<br/>                     Religious institution<br/>                     Childcare use licensed pursuant to state law<br/>                     Large community care facility<br/>                     Multiple-family housing for the elderly or disabled<br/>                     Public utility use<br/>                     Restaurant located in a nonconforming hotel</p> |

Because the rezoning and General Plan amendment will not directly result in construction on the property, and there is currently no development project contemplated for the project site, it would be speculative to analyze any impacts of a hypothetical development project at this time. Therefore, this document only analyzes the potential

impacts of changing the zone of the two parcels from one-family (R-1) to multiple residential (R-4). Any building or project proposed after the rezoning of the property would require discretionary review by the City of Beverly Hills and would be subject to environmental review at that time. It should be noted that uses described as “allowed by-right” in Table 1 would still be subject to environmental review under the California Environmental Quality Act because they would require discretionary approvals prior to establishment on a project by project basis. For example, a new multi-family building would require a Development Plan Review from the City, which would trigger environmental review of the project. The zone change/General Plan amendment would not authorize any by-right development that would not be subject to additional environmental review in the future. The site is developed, as shown on the existing aerial plan shown below in Figure 2.



**Figure 1 Regional Location**

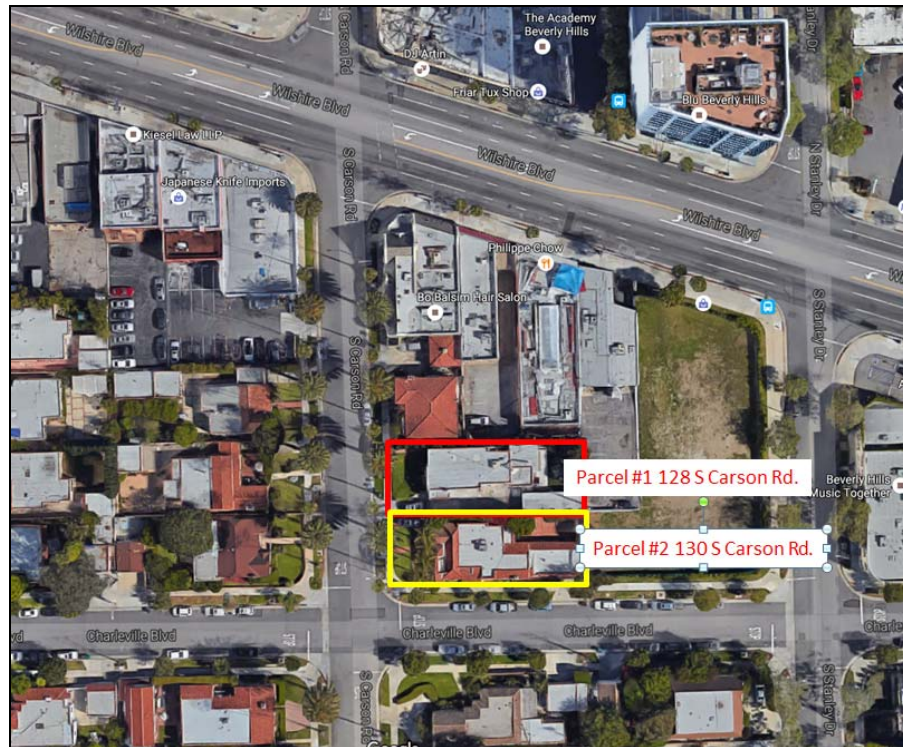


Figure 2 Project Site

## 9. Surrounding land uses and setting

The land to the north of the project site is zoned C-3 (Commercial Zone) and is developed with one- and two-story commercial buildings and a two story duplex immediately to the north. To the west of the project site, across South Carson Road, are single-family residences located in the R-1 (One-Family) zone. A surface parking lot for a commercial property and a vacant parcel zoned C-3/M-PD-3 (Commercial Zone with mixed use planned development overlay zone) is located directly east of the project site. A mixed use development is currently being constructed on this site. Parcels located to the south of the project site, across Charleville Boulevard, are zoned R-1 (One-Family) and are developed with single-family homes. Land uses surrounding the project site consist of the following:

### **North:**

General Plan: Commercial

Zoning: C-3 (Commercial Zone)

Land Use: Commercial and Multi-family

### **South:**

General Plan: Single Family Residential

Zoning: R-1 (One-Family)

Land Use: Single Family

**East:**

General Plan: Mixed Use #2

Zoning: C-3/M-PD-3 (Commercial with Mixed Use Planned Development Overlay)

Land Use: Commercial building abutting parcel #1

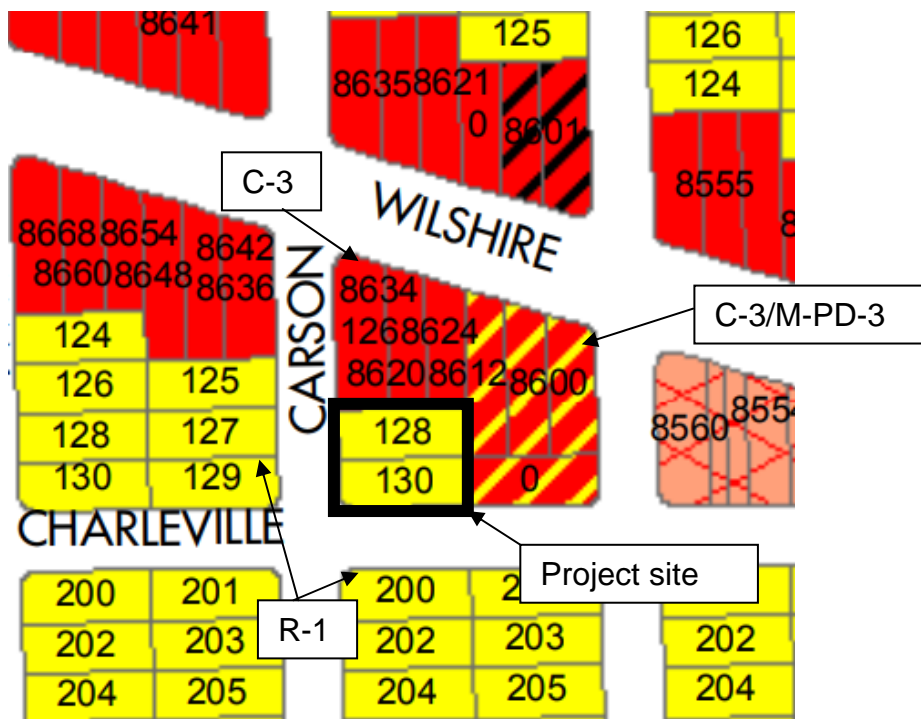
Land Use: Vacant Parcel abutting parcel #2

**West:**

General Plan: Single Family Residential

Zoning: R-1 (Single Family)

Land Use: Single Family



**Figure 3 Existing Zoning on and around Project Site**

**10. Necessary Public Agency Approvals:**

The proposed zone change and General Plan amendment would require review and approval by the City of Beverly Hills Planning Commission and City Council.

## ENVIRONMENTAL FACTORS AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agriculture Resources         | <input type="checkbox"/> Air Quality                |
| <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Cultural Resources            | <input type="checkbox"/> Geology/Soils              |
| <input type="checkbox"/> Greenhouse Gas Emissions           | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality    |
| <input type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources             | <input type="checkbox"/> Noise                      |
| <input type="checkbox"/> Population/Housing                 | <input type="checkbox"/> Public Services               | <input type="checkbox"/> Recreation                 |
| <input type="checkbox"/> Transportation/Traffic             | <input type="checkbox"/> Tribal Cultural Resources     | <input type="checkbox"/> Utilities/Services Systems |
| <input type="checkbox"/> Mandatory Findings of Significance |  |   |

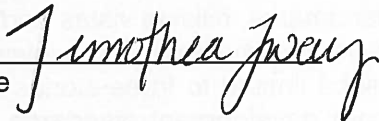


## DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project may have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revision or mitigation measures that are imposed upon the proposed project, nothing further is required.

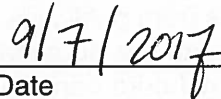
Signature



Timothea Tway, Senior Planner

Printed Name

Date



City of Beverly Hills

For

# ENVIRONMENTAL CHECKLIST

## 1. Aesthetics

| Environmental Issues  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact        | No Impact                           |
|---|--------------------------------|---------------------------------------|-------------------------------------|-------------------------------------|
| <i>Would the project:</i>   |                                |                                       |                                     |                                     |
| a) Have a substantial adverse effect on a scenic vista?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic building within a state scenic highway? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**a) Less than Significant.** The subject site, located at 128 South Carson Road and 130 South Carson Road, is surrounded by developed lots containing one- and two-story commercial and residential buildings. No scenic vistas currently exist on or are viewable from the project site. The mountain views to the north are limited by the existing multi-story commercial buildings to the north along the Wilshire Boulevard corridor. The City’s General Plan contains Policy OS 6.1 Protection of Scenic Views, which calls for the protection of “scenic views and vistas from public places including City landmarks, hillside vistas and urban views of the City.” There are no scenic vistas, urban views, or City landmarks viewable from the project site. Any future construction on the site will be limited to three-stories and required to adhere to specific R-4 (Multiple Residential Zone) development standards in the City’s Zoning Ordinance. Therefore, the proposed project’s impacts on scenic vistas will be less than significant. The proposed project would not hinder the view of the skyline from public areas.

**b) No Impact.** The subject site, located at 128 South Carson Road and 130 South Carson Road, is located in an urban built environment. There are no significant trees, rock outcroppings, historic buildings or other significant scenic resources that would be impacted by the proposed project. The project site is not located on a State Scenic Highway (California Scenic Highway Mapping System, 2016). Therefore, no scenic resources would be damaged by the implementation of the proposed project, no significant impacts would occur, and no mitigation measures would be required.

**c) Less than Significant.** The existing site is developed with two single-family dwellings and is surrounded by developed single-family and commercial properties. The project analyzed in this document is the zone change and associated General Plan amendment to change

the zoning of the project site from R-1 to R-4. There is no development contemplated as part of the project at this time and any analysis of a hypothetical project would be speculative in nature. Any future temporary construction activities could result in changes to the visual quality of the property. These activities could include excavation of soil to build subterranean parking and storage of construction materials and equipment. These activities would be temporary in nature and would not permanently impact the visual character of the neighborhood. In addition, any future proposal would be required to comply with CEQA because a discretionary approval would be required.

The Beverly Hills Municipal code regulates the height of buildings constructed in each zone. Any future building proposed on the subject property would be required to meet the height limit for properties zoned R-4 and the height limit outlined in the height district in which a property is located. The project site is proposed to be added to Height District A, which allows a building up to 33' in height. The approved development that is currently under construction at 8600 Wilshire Boulevard, which is located to the east of the project site, will be five stories in height. Any future development project at the site would be subject to discretionary review and approval by the City's Planning Commission for the scale and size of the development proposal and by the City's Architectural Commission to ensure the quality of the design and construction material. Such a project would be required to comply with CEQA. Therefore, to the current project will not impact the overall visual character and quality of the neighborhood.

- d) **Less than Significant.** The rezoning of the subject property and associated general plan amendment would not introduce a new source of light and/or glare. If, in the future, new structures are proposed on the site, they may introduce new sources of light and glare. Any new building proposed at the site would be subject to review by the City and would be required to comply with CEQA. Potential new sources of light and glare from a future project could include windows, lighting of entrances, exterior illumination of the building, and lights from vehicles entering and exiting the building. The area surrounding the project is urban and generally has high levels of existing light, especially considering the proximity to Wilshire Boulevard, a major corridor. Any new source of light would require compliance with the Beverly Hill Municipal Code Section 5-6-1101 (Excessive Lighting Prohibited), which prohibits the installation, use, and maintenance of lighting that creates an intensity of light on residential property greater than one foot-candle above ambient light level. Additionally, pursuant to BHMC Section 10-3-3012.G, the Architectural Commission will review any lighting proposed for a new multi-family project at the site. Because of this, the proposed project, is not expected to substantially change the lighting in the area or create a new source of substantial light or glare that would adversely affect day or nighttime views in the area.

## 2. Agricultural and Forestry Resources

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an option model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environment effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project; and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board Would the project:*

| Environmental Issues   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact | No Impact                           |
|--|--------------------------------|---------------------------------------|------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| d) Result in the loss of forest land or conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input type="checkbox"/>     | <input checked="" type="checkbox"/> |

a-e) **No Impact.** The project area is located in an urban setting and does not contain any agricultural resources as defined by the state farmland mapping and monitoring program (State of California Department of Conservation, 2012). The project is not located on or adjacent to any agricultural resources or forest land. Further, the proposed project would not require any changes to the existing environment that would result in the conversion of farmland to non-agricultural uses. The project site is not enrolled under a Williamson Act contract and it is not located on or near a site with timberland or other forestry resources, nor does the property have any zoning or General Plan designations for forest land, farmland, timberland or timberland production. Therefore, no significant impacts to existing agricultural resources, forest land, farmland, Prime Farmland, or Unique Farmland would occur from implementation of the project and no mitigation measures are necessary.

### 3. Air Quality

| <i>Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.</i>  |                                       |  |                                     |                          |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| <i>Would the project:</i>  |                                       |  |                                     |                          |
| <b>Environmental Issues</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Conflict with or obstruct implementation of the applicable air quality plan?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Expose sensitive receptors to substantial pollutant concentrations?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Create objectionable odors affecting a substantial number of people?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a,b,c) **Less than Significant Impact.** The City of Beverly Hills is within the South Coast Air Basin (SCAB), south of the Santa Monica Mountains, and east of the Pacific Ocean. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD has an Air Quality Management Plan (AQMP) to outline a strategy to meet state and federal air quality standards. A project is considered to have a significant adverse impact to air quality if it individually or cumulatively interferes with progress toward the attainment of ozone standards or results in the exceedance of state or federal ambient air quality standards for criteria pollutants. The air quality analysis included in this report conforms to the methodologies recommended in the SCAQMD's California Environmental Quality Act (CEQA) Air Quality Handbook (1993).

SCAQMD has established the following thresholds for project operations within the SCAB:

*55 pounds per day of Reactive Organic Gases (ROG);  
 55 pounds per day of Nitrogen Oxides (NOX);  
 550 pounds per day of Carbon Monoxide (CO);  
 150 pounds per day of Particulate Matter (PM)10; and  
 55 pounds per day of PM2.5.*

SCAQMD has established the following thresholds for temporary construction emissions for projects within the SCAB:

*75 pounds per day of ROG;  
100 pounds per day of NOX;  
550 pounds per day of CO;  
150 pounds per day of PM10; and  
55 pounds per day of PM2.5.*

The project site currently contains two single family homes, which generate vehicle trips that result in air pollutant emissions. Under R-4 zoning, the project site could be used for multi-family housing or other uses as outlined in Table 1 of this report. There is currently no development project proposed for the site. At this time it would be speculative to analyze potential air quality impacts of a hypothetical project on the project site. Any air quality impacts of a project proposed on the site will be considered if a project application is submitted to the City in the future. The rezoning of the property and general plan amendment would result in a less than significant impact because it does not involve a physical project or development on the project site.

- d) **Less than Significant Impact.** In general, projects are considered to have significant impacts to sensitive receptors if they expose sensitive receptors to substantial levels of toxic air contaminants. Nearby sensitive receptors include places where children, the elderly and people with health problems would congregate or frequent. This includes parks, hospitals, community centers, schools, and residential areas. The project is located in a residential area, and is therefore located adjacent to sensitive receptors. Demolition of the buildings on the site would need to comply with regulations related to asbestos and lead paint, which are considered to be toxic air contaminants. Rule 2403 of the SCAQMD requires that the applicant obtain an asbestos abatement permit from the City of Beverly Hills if toxic air contaminants are found prior to demolition. Any proposed project would also have to comply with California Code of Regulations Section 1532.1, which requires that lead based materials are handled such that exposure levels do not exceed standards set forth by the California Occupational Safety and Health Administration (CalOSHA). Because any project constructed on the project site would be subject to the above regulations and would be required to undergo further CEQA review at the time of a specific project proposal, it would not emit substantial levels of toxic air contaminants.
- e) **Less than Significant Impact.** Some objectionable odors may be temporarily created during most construction activities, such as diesel exhaust. These odors would not impact a substantial number of people and would occur in localized areas during construction. Further, diesel emissions are highly diffusive. Any project proposed on the site in the future is not expected to increase localized air pollutant emissions during operations as it would be residential in nature and industrial uses are not allowed in R-4 zones. Any proposed project for construction would be required to undergo further CEQA review at the time of a specific project proposal. Therefore, the implementation of the current project would not expose sensitive receptors to substantial pollutant concentrations.

#### 4. Biological Resources

| <i>Would the project:</i>  |                                       |  |                                     |                                     |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **No Impact.** The project site is located in an urban, developed area, and is a site that has already been developed with two single-family houses. The Migratory Bird Treaty Act states that it is unlawful to “pursue, hunt, take, capture, or kill” a migratory bird except as permitted by the U.S. Fish and Wildlife Service. The project site currently contains minimal landscaping including several palm trees, ficus trees and shrubs. The rezoning of the sites and general plan amendment project would not include removal of any existing street trees. Any animal species located on the subject properties are likely limited to rodents and a variety of bird species that are able to adapt to life in an urban environment.

b,c,d) **No Impact.** The project area is a fully developed urban area. The project involves the rezoning and revised designation of land that is already improved with residential structures. No significant habitats or migratory wildlife corridors would be directly affected by the project, and the project does not propose any policy changes that present significant impacts to endangered, threatened, or rare species or their habitats. The project area site is not within the vicinity of identified natural water courses. Wetlands are defined under the federal Clean Water Act as land that is flooded or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that normally does support, a prevalence of vegetation adapted to life in saturated soils. Wetlands include areas such as swamps, marshes, streams, lakes, and bogs. According to the U.S. Fish and Wildlife Service Wetlands Mapper, the project site is not located within a wetlands or riparian habitat. The proposed project is located in an urban area developed with a mixture of residential and commercial areas that do not contain any wildlife or wetlands. No wildlife species would be impacted by approval of the proposed project. The project site is not considered a migratory wildlife corridor due to the existing surrounding urban development. Therefore, there is no potential impact to any protect habitat or wetlands.

e) **No Impact.** The City has adopted a “Regulation of trees on Private Property ordinance,” contained in Section 10-3-2900 of the Beverly Hills Municipal Code. The ordinance requires applicants seeking to remove certain protected trees on single-family properties to obtain permits. The proposed project would change the zoning of the site from one-family residential to multiple residential, which would result in the local tree ordinance no longer being applicable to the site. A visual site inspection indicates that there are no trees on the property that would qualify as protected trees so this regulatory change will have no impact to any existing trees located on the project site. The project will not conflict with any local policies or ordinances protecting biological resources. Therefore, no impacts would result from the project implementation.

f) **No Impact.** There are no natural habitats or natural biological communities in the vicinity of the project. As the project is not of such a scope as to have a significant, wide-ranging effect on the natural environment, it appears to be consistent with all habitat conservation plans and natural community conservation plan that may be applicable to the area.



## 5. Cultural Resources

| <i>Would the project:</i>   |                                       |  |                                     |                          |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?    | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less than Significant Impact.** CEQA requires an evaluation of project impacts on historic resources, including properties “listed in, or determined eligible for listing in, the California Register of Historical Resources [or] included in a local register of historical resources.” In analyzing the historic significance of properties located within the study area, various criteria for designation under federal, state, and local landmark programs were considered and applied. However, pursuant to CEQA Section 15064.5(a)(4), “[t]he fact that a resource is not listed in, or determined to be eligible for listing in the California Register of Historical Resources, not included in a local register of historical resources...or identified in an historical resources survey...does not preclude a lead agency from determining that the resource may be a historical resource as defined in Public Resources Code sections 5020.1(j) or 5024.1.”

The City of Beverly Hills adopted Ordinance 12-O-2617 in 2012 to establish a Historic Preservation Program. The existing residence at 128 South Carson Road (Parcel 1) was built in May of 1925 (by William McCausland) and the existing residence at 130 South Carson Road (Parcel 2) was built in April of 1924 (by William McCausland). Mr. McCausland is not listed on the City of Beverly Hills list of Master Architects. The project site contains no known historical or archeological resources of any architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural significance. The existing structures on the two aforementioned parcels were analyzed and do not appear to meet the requirements to be individually designated as local landmarks under requirements set forth in the Beverly Hills Historic Preservation Ordinance. In addition, pursuant to the City of Beverly Hills Municipal Code Section 10-3-3213, the formation of local historic single-family residential districts is not permitted.

Consultation with City staff who administers the historic preservation program in the City of Beverly Hills confirms that the two houses located on the project site are not individually eligible for historic designation pursuant to the local criteria provided in the Municipal Code. Upon further analysis of the surrounding neighborhood, however, the house located at 130 South Carson Road may be considered a potential contributor to a potentially historic landmark district eligible for listing on the California Register of Historical Resources. The house located at 128 South Carson Road has lost many character defining features and no longer appears eligible as a potential contributor to a historic district. Analysis by the City of Beverly Hills historic preservation staff indicates that should the subject residence be removed from the grouping of contributing residential structures, e.g., demolished, there would still be a sufficient number of remaining contributing structures in the vicinity for the potential historic landmark district to remain intact and continue to be eligible for listing as a historic district.

To be eligible for the California Register, a historic resource must be significant at a local, state or national level, under one or more of the following four criteria:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
2. Is associated with the lives of persons important in our past;
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. Has yielded, or may be likely to yield, information important in prehistory or history.

Historic districts are unified geographic entities which contain a concentration of historic buildings, structures, objects, or sites united historically, culturally, or architecturally. Historic districts are defined by precise geographic boundaries. Therefore, districts with unusual boundaries require a description of what lies immediately outside the area, in order to define the edge of the district and to explain the exclusion of adjoining areas. The potential district must meet at least one of the criteria for significance required for listing in the California Register of Historical Resources. Those individual resources contributing to the significance of the historic district will also be listed in the California Register. For this reason, all individual resources located within the boundaries of an historic district must be designated as either contributing or as noncontributing to the significance of the historic district.

This area is currently not a historic district at this time. Additionally, the proposed project does not include any physical changes at this time. Any future proposal that may contain physical changes on the property would be subject to review under CEQA. Therefore, the project as proposed would not cause a substantial adverse change in significance of a historical resource as defined in CEQA Section 15064.5 and the impact would be less than significant.

b-d) **Less than Significant Impact.** California Assembly Bill 52 (AB 52) and California Senate Bill 18 (SB 18) outline formal consultation processes for California tribes during the CEQA process. The City of Beverly Hills conducted tribal outreach pursuant to the regulations set forth by the state and no requests for consultation were submitted to the City

during this process. Correspondence was exchanged with representatives from the Gabrieleno Band of Mission Indians – Kizh Nation; however, after discussion and review of the project, the Gabrieleno Band of Mission Indians – Kizh Nation determined a monitor would not be necessary for the Carson Rezone Project because the proposed project does not involve ground disturbance, demolition, or construction.

The project site is developed and has been previously disturbed by the construction of the residences existing on the site. The project area is not located within a cultural/agricultural sensitive area as identified in the Beverly Hills General Plan and there is no evidence to suggest that the site has ever been used as a cemetery. The project site is located in a developed setting containing no unique geologic features or any identified paleontological resources. Therefore, the project as proposed would not have a significant impact on an archaeological resource would not destroy a unique paleontological resource or site or unique geological feature as defined in CEQA Section 15064.5.

## 6. Geology and Soils

| <i>Would the project:</i>  |                                       |  |                                     |                                     |
|--|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:  |                                       |  |                                     |                                     |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| ii) Strong seismic ground shaking?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iii) Seismic-related ground failure, including liquefaction?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| iv) Landslides?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

|  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

The City of Beverly Hills is located in a region that is subject to high seismic activity. There are several active faults in or near the city.

a) Seismic hazards.

i. **Less than Significant Impact.** The project site is not located in an area that is known to have Alquist-Priolo faults and no known active faults cross the subject property (State of California Department of Conservation, 2017). The nearest known “potentially active” fault is the Hollywood Fault, located approximately 1.7 mile to the north. The California Building Code (CBC) regulates the design of buildings to resist forces generated by strong earthquake. It is not possible to conclude that the building and its inhabitants would never be at risk of significant adverse impacts due to the rupture of a known or unknown earthquake fault, but compliance with the CBC can reduce the potential for the exposure of people or structure to substantial risk of seismic hazards to a less than significant level. The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving the rupture of a known earthquake fault.

ii. **Less than Significant Impact.** Southern California is a seismically active region and prone to earthquakes, which may result in hazardous conditions to people within the region. Earthquakes and ground motion can affect a wide-spread area. The potential severity of ground shaking depends on many factors, including the distance from the originating fault, the earthquake magnitude and the nature of the earth materials beneath the site. The most serious impacts associated with ground shaking would occur if the structures were not properly constructed according to seismic engineering standards. If in the future a project is proposed, all buildings will meet the CBC and be designed to withstand strong earthquakes. All future development on the project site will adhere to the applicable building codes and undergo engineering checks in compliance with State and City standards. These necessary compliance strategies will reduce potentially significant impacts to less than significant levels.

iii. **Less than Significant Impact.** There is no evidence of potential seismic-related ground failure on the site. The site is located in a mapped liquefaction area (City of Beverly Hills General Plan, 2010). If in the future a project is proposed, all buildings will be required to produce a liquefaction study and full geological report that will meet the CBC and be designed to withstand strong earthquakes. All future development on the project site will adhere to the applicable building codes and undergo engineering checks in compliance with State and City standards and therefore the impacts are expected to be less than significant.

iv. **No Impact.** The site is located on a mostly level site and there is no evidence of potential landslides on the site. The Beverly Hills GIS system shows that there is minimum grade change within the subject property. The Beverly Hills General Plan indicates that the project site is located several miles from the nearest area subject to landslide (City of Beverly Hills General Plan Safety Element, 2010). Therefore, the project is not expected to have any potentially significant, adverse impact from landslides.

- b. **Less than Significant Impact.** The project site is currently occupied with two single family residential structures and is generally level. The highest risk of erosion would occur during grading and excavation of the site. If, in the future, a construction project is proposed at the site, it would be subject to the California Stormwater Quality Association Best Management Handbook, which requires that erosion control measures be implemented through the use of effective Best Management Practices (BMPs) per BHMC Section 9-4-507. With implementation of the Best Management Handbook and compliance with South Coast Air Quality Management District Rule 403, which regulates fugitive dust control, future project implementation would result in a less than significant impact regarding soil erosion or the loss of topsoil.
- c. **No Impact.** The project site is generally flat and not located in an area that is prone to landslides. Landslides are a type of erosion in which masses of earth and rock move down slope as a single unit. Susceptibility of slopes to landslides and other forms of slope failure depend on several factors. These are usually present in combination and include, but are not limited to, steep slopes, condition of rock and soil materials, presence of water, formational contracts, geologic shear zones, and seismic activity. The parcels that are the subject of the proposed project are flat lots that would not be susceptible to landslides. Additionally, there are no hills or slopes near the subject properties that could pose a landslide danger to the project area. While Beverly Hills has experienced limited subsidence (Beverly Hills Technical Background Report, 2005), any development in the City and on the project site would be required to meet the CBC and Uniform Building Code (UBC) requirements. These requirements would govern the design and construction of excavation and building elements to mitigate any effects related to hazardous soil conditions. Therefore, implementation of the proposed project or future construction would not have an impact regarding unstable soil and no mitigation measures would be required.
- d. **No Impact.** The proposed project is not anticipated to result in impacts involving expansive soils. If in the future a project is proposed, all buildings will meet the CBC and a soils report would be required by the City of Beverly Hills. All future development on the project site will adhere to the applicable building codes and undergo engineering checks in compliance with State and City standards. Therefore, no significant impacts are anticipated.
- e. **No Impact.** The use of septic tanks or alternative waste water disposal systems are not proposed since the site is fully served by the City's wastewater disposal system. Therefore no potential exists for soil incompatibility with septic systems and no impact is expected to occur.

## 7. GREENHOUSE GAS EMISSIONS

| <i>Would the project:</i>  |                                       |  |                                     |                          |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>Environmental Issues</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

In 2006, the State passed the California Global Warming Solutions Act of 2006 (AB 32), which requires the California Air Resources Board to design and implement emission limits, regulation, and other measures, such that feasible and cost-effective statewide greenhouse gas (GHG) emissions are reduced to 1990 levels by 2020. In 2008, the State passed SB 375, which creates regional planning processes designed to reduce GHG emissions in accordance with AB 32. These processes, which have yet to be fully implemented, tie GHG reduction targets to the region's land use and transportation strategic plans. Senate Bill 97, passed in 2007, requires analysis of climate change in CEQA documents and the California Resources Agency adopted amendments to the CEQA Guidelines for mitigation of GHG emissions. These guidelines give lead agencies the ability to set thresholds for the assessment and mitigation of Greenhouse Gases and climate change impacts.

a,b) **Less Than Significant:** The SCAQMD has not adopted GHG emissions thresholds that apply to land use projects where the SCAQMD is not the lead agency. In addition, the City of Beverly Hills has not adopted local GHG emissions thresholds or a qualifying local GHG reduction plan. Therefore, the GHG emissions associated with the proposed project are evaluated based on the SCAQMD's "recommended/preferred option threshold" for all land use types, including residential projects, of 3,000 metric tons CO<sub>2</sub>e per year (SCAQMD, 2010). This threshold identifies that a project's contribution to cumulative impacts related to GHG emissions and climate change would be cumulatively considerable if a project produces in excess of 3,000 metric tons CO<sub>2</sub>e/year. Due to the fact that no physical improvements or development project has been proposed for the site at this time, and that a number of uses could be allowed on the site per the regulations governing R-4 properties (see Table 1), it would be speculative to attempt to calculate the expected GHG emissions from a development project at this time. Any proposed development project would be required to obtain a discretionary permit and therefore, would be subject to additional CEQA review. As such, any such project would be analyzed by the City to determine construction and operational emissions upon project submittal. The rezoning of the parcels and general plan amendment project would not result in any change to the physical environment at this time and therefore, would not result in significant impacts related to GHG emissions.

Existing Plans and Policies

The City of Beverly Hills has an adopted Sustainable City Plan (2009) for the purpose of reducing greenhouse gas emissions. SCAG has an adopted Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) that is a long-range plan that addresses mobility, housing, economic, environmental, and public health goals for the region.

The project is consistent with the City’s Sustainable City Plan, including Goal 5 “Land-Use, Transportation and Open Space,” which calls for the City to foster an energy efficient, walkable community. The proposed project would allow for the provision of more housing units near mass transit and commercial areas, which could reduce the need for commuting via private automobile.

The proposed project is also consistent with the SCAG Regional Transportation Plan / Sustainable Community Strategy (RTP/SCS). This plan calls for the identification of areas that are suitable for infill development. The project analyzed in this document is the rezoning of the property and associated General Plan amendment, and does not include any physical development at the site. If, in the future, the site is developed with additional housing units or other uses allowed in the R-4 zone, this would represent an infill project that would provide more housing units along a transportation corridor in an urban core that would be consistent with the RTP/SCS.

Conclusion:

The proposed rezoning of the project site and general plan amendment would not produce GHG emissions because it does not involve any physical changes on the project site. Any project proposed in the future will be assessed for potential impacts under CEQA at the time of project. Therefore, the GHG emissions are less than significant.

**8. Hazards and Hazardous Materials**

| <i>Would the project:</i>  |                                       |  |                                     |                          |
|--|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>Environmental Issues</b>  | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

|  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code 65962.5 and, as a result, would it create a significant hazard to the public or the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

a) **Less Than Significant Impact.** The proposed project would not involve the routine transport, use, or disposal of any significant quantities of hazardous materials. No hazardous emissions will be associated with the proposed project. The subject properties are not on the list of hazardous waste facilities as established by Government Code section 65962.5. Therefore, project implementation would not create a significant hazard to the public or the environment. Any buildings proposed to be demolished on the site in the future would be required by the City to be tested for asbestos and / or lead paint. As outlined in BHMC 9-1-104 Section 102.9, the City would not issue demolition permits until the applicant has submitted an asbestos abatement completion certificate by qualified contractors. California Occupational Safety and Health Administration (CalOSHA) regulates any lead-based materials exposure. The applicant would be required to comply with California Code of Regulations, §1532.1 to test, monitor and dispose of any lead-based materials to ensure they do not exceed CalOSHA standards for exposure. These regulations would reduce any risk of exposure to hazardous materials to less than significant.

b) **Less Than Significant Impact.** The project neither proposes nor facilitates any activity involving significant use, transport, or disposal of hazardous substances. A proposed project allowed on a multi-family zoned property could involve the use and storage of landscape maintenance supplies such as herbicides and/or pesticides. The use of such materials is regulated by a number of agencies including the Los Angeles Department of Environmental Health, The City of Beverly Hills Fire Department (BHFD) and CalOSHA. The rezoning of the project site would allow multi-family residential units and would not allow



any commercial or industrial uses of the site. Therefore, the impacts would be less than significant.

- c) **Less Than Significant Impact.** The project site is located about 700 feet (0.1 miles) from Horace Mann Elementary School. The proposed project would change the zoning of the site from single-family residential to multi-family residential. There is a small potential for the use of hazardous materials during any potential construction on the site, but as described in subsection a) of this section, the handling of hazardous materials would be controlled by State and local regulations. The uses and operation of a multi-family project are similar to a single-family project and do not normally include hazardous materials. Any hazardous materials used on the site would be regulated by State and local agencies and standards. Therefore, a less than significant impact would occur.
- d) **No Impact.** A review of the California Department of Toxic Substances Control EnviroStor website indicates that the subject property is not and was not ever a hazardous waste facility, as established by Government Code section 65962.5. One leaking underground fuel tank was located on a property (8600 Wilshire) on the same block as the proposed project, but it is marked as “case closed” and the cleanup status is “completed.” Therefore it will not create a significant impact to the public.
- e) **No Impact.** The project is not located within an airport land use plan and is not located within two miles of any airport. There would be no impacts to any airport land use plan or airport.
- f) **No Impact.** The project is not located within the vicinity of an airstrip. Therefore, there would be no impacts associated with any private airstrip.
- g) **No Impact.** Allowable uses in multi-family zones would not involve any uses that would interfere with the City's emergency operations plan or with any major emergency evacuation routes out of the area. If a project is proposed in the future, prior to construction any development access would be required to obtain plan approval by the City Fire Department. In addition, per existing City Fire Department regulations, evacuation plans and procedures would be required to be incorporated into building and site design. Upon implementation of the City Fire Department regulation, a less than significant impact would occur.
- h) **No Impact.** The project is located within a highly urbanized area with limited flammable brush, grass, or dense trees in the vicinity. Any construction proposed on the site would be subject to review and approval by the City to ensure compliance with all applicable codes and regulations for fire protection. Approval of the proposed project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands. No significant impacts to the public or the environment would result from the proposed project and no mitigation measures are required.

## 9. Hydrology and Water Quality

| <i>Would the project:</i>   |                                       |  |                                     |                                     |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Violate any water quality standards or waste discharge requirements?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| f) Otherwise substantially degrade water quality?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

a, e, f) **Less Than Significant Impact.** The existing property is currently improved with two residential dwellings. The project involves the rezoning of the property from One-Family (R-1) to Multiple Residential (R-4) and no development project is proposed at this time. Future development on the property has the potential to degrade water quality by exposing surface runoff to exposed soils, dust, and other debris and construction equipment. The City would

require any new development to implement best-management practices (BMPs) that meet or exceed local, State and Federal mandated guidelines for storm water treatment to control erosion and to protect the quality of surface water runoff during the construction period. In addition, the project would be required to comply with the regulations established under the National Pollution Discharge Elimination System (NPDES) program to control storm water discharges. Implementation of BMPs would ensure that project-related water quality impacts during construction would be less than significant. Additionally, any proposed development would be required to meet the BHMC 9-4-508 (Planning and Land Development Program) requirements for new development and redevelopment. These requirements apply to construction activities and facility operations and are meant to lessen the water quality impacts of development by using smart growth practices, and integrating Low Impact Development (LID) standards for stormwater pollution mitigation into projects. Therefore, the proposed re-zone and any future development will not substantially degrade water quality and have no significant impact that would result from approval of this project and no mitigation measures would be required.

- b) **Less Than Significant Impact.** The project involves the rezoning of land from single-family residential to multiple family residential. There is no development project currently proposed for the site at this time and therefore, it would be speculative to attempt to determine the impact of a hypothetical project on groundwater supplies. Should an applicant propose a development project on the site in the future, the City would confirm that adequate water supply exists. The rezoning of the property and associated general plan amendment would not deplete groundwater supplies.
- c, d) **Less Than Significant Impact.** The proposed project will not result in changes in absorption rates, drainage patterns or the rate and amount of surface runoff. The project site is currently developed with two residential dwellings that have existing landscaped areas or paved area that have proper drainage to enter the storm drain systems. If, in the future any development would be proposed, it would be required to meet the regulations in BHMC § 9-4-508: "Planning and Land Development Program Requirements for New Development and Redevelopment; Low Impact Development." This would require the project to comply with the current municipal NPDES permit to lessen the water quality impacts of development by using smart growth practices, and integrating low impact development practices and standards for stormwater pollution mitigation. Due to this, and the relatively limited scope of any potential future development at the site (see table 1 for uses that could be allowed on a R-4 zoned site), impacts would be less than significant.
- g,h,i) **No Impact.** The Federal Emergency Management Agency (FEMA) has classified the City of Beverly Hills under Flood Zone C, which does not require flood mitigation enforcement. The project site is located in a portion of the City that has historically experienced flooding (City of Beverly Hills Hazard Mitigation Action Plan, 2010-2015), however no recent flooding has taken place in this area and the flood risk has been minimized through the completion of the Los Angeles County Flood Control District's Holly Hills Unit 7 Storm Drain Project. Portions of the City north of Carmelita Drive (north of the project site) would be in the inundation path should there be a breach of the Lower Franklin Canyon Reservoir (City of Beverly Hills General Plan Update Negative Declaration and Environmental Initial Study, 2010), however as stated, the project is not located in this area. Therefore, impacts would be less than significant.

- j) **No Impact.** The project site is located approximately 7.5 miles east of the Pacific Ocean, and is not located near any lake, river or large body of water, making the risk of damage or endangerment from seiche and mudflow minimal. The City’s Safety Element does not identify mudflows and seiches as dangers in the City. Any development would be required to comply with City permit requirements to ensure soil stability and flooding. Therefore, no significant impacts would occur as a result of the project and no mitigation measures would be required.

## 10. LAND USE AND PLANNING

| <i>Would the project:</i>   |                                       |  |                                     |                                     |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Physically divide an established community?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Conflict with any applicable habitat conservation plan or natural communities’ conservation plan?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **No Impact.** The project is not of sufficient scale to pose a physical barrier to the community. Any proposed project in the future would be required to adhere to the development standards for projects located in the R-4 zone, which establish maximum heights and densities for various uses. Due to the built-out nature of the property and the surrounding area, implementation of the project would not physically divide an established community.
- b) **Less Than Significant Impact.** The project involves rezoning two parcels from single-family to multi-family residential zones, which also requires an amendment of the City’s General Plan. The change from single-family to multi-family would not introduce incompatible land uses to the neighborhood. All future development at the project site would be in compliance with the General Plan if this regulatory change is approved. The project is consistent with goals and objectives in the General Plan including “Land Use 3.2 Fair Share of Regional Housing Needs,” which calls for the accommodation of the State requirements of the City’s fair share of regional housing needs. The addition of multi-family units on this site would provide additional housing units in the City. Additionally, Housing 2.8 “Transit Oriented Housing” calls for new residential developments near existing transit stops and near anticipated subway stations. A number of bus lines and rapid bus lines provide service along Wilshire Boulevard to the north of the project site and a Purple Line subway station will be located less than 0.3 miles from the project site at Wilshire Boulevard and La Cienega Boulevard. Changing the zoning to multi-family could encourage new housing near

transit stops. The proposed project does not conflict with any adopted plan, policy, or regulation.

- c) **No Impact.** The proposed project will not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, Specific Plan, Local Coastal Program, or Zoning Ordinance) adopted for the purpose of avoiding or mitigating an environmental effect. Therefore any impact would be less than significant.

The project site is located in a highly urbanized setting with no local habitat conservation or natural community conservation plans. The proposed project would not conflict with any applicable habitat conservation plan or natural community conservation plan area. Therefore, no impact would result from implementation of the project and no mitigation measures would be required.

## 11. MINERAL RESOURCES

| <i>Would the project:</i>   |                                       |  |                                     |                                     |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a, b) **No Impact.** There is no mining activity on the site. In addition, no known mineral resource appears to be present that would be valuable to the region or state residents and that would be lost due to the development of the project. The project site is located in Mineral Resource Zone MRZ-1 as defined by the Division of Mines and Geology Mineral Classification System (City of Beverly Hills General Plan Conservation Element, 2010). MRZ-1 areas are areas of no mineral resource significance. Further, no mineral resource of value to the region and the residents of the State are known to be within the project area (other than petroleum), and the project proposes no policies that would have any effect on the petroleum resources located in the vicinity. Therefore, there will be no impact or loss of availability of a known mineral resource.

## 12. Noise

| <i>Would the project result in:</i>   |                                       |  |                                     |                                     |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

a,b,c,d) **Less than Significant Impact.** The City of Beverly Hills General Plan contains noise policies that address unnecessary, excessive, and annoying noise levels and sources, such as vehicles, construction, special sources (e.g., radios, musical instrument, animals, etc.) and stationary sources (e.g., heating and cooling systems, mechanical rooms, etc.).

The following table shows City noise compatibility guidelines for various land uses.

**Table 2 City Noise Compatibility Guidelines**

| <b>Land Use Categories</b>                                     | <b>Community Noise Equivalent Levels (CNEL, dBA)</b> |                                 |                              |                             |
|--|--|---------------------------------|------------------------------|-----------------------------|
|  | <b>Normally Acceptable</b>                           | <b>Conditionally Acceptable</b> | <b>Normally Unacceptable</b> | <b>Clearly Unacceptable</b> |
| Residential (Low Density, Single Family, Duplex, Mobile Homes) | 50-60  | 55-70                           | 70-75                        | 75-85                       |
| Residential (Multiple Family)                                  | 50-65  | 60-70                           | 70-75                        | 75-85                       |

Source: appendix 2 (based on the office of Noise Control California Department of Health, Land Use Noise Compatibility Matrix) of the City of Beverly Hills General Plan (2010)

As illustrated in the table, the normally and conditionally acceptable levels for single family and multiple family areas is similar, and the maximum dBA for conditionally acceptable noise is the same for both land uses. Noises caused by single-family and multi-family uses tend to be similar in nature and include traffic, conversations, playing children, trash hauling, and ventilation and heating systems.

The City's noise ordinance (Beverly Hills Municipal Code [BHMC] Section 51-201 through 5-1-210) also includes noise standards and regulations. Title 5, Chapter 1, Noise Regulations, of the City of Beverly Hills Municipal Code contains the following regulations that would apply to the Project:

**5-1-201: SOUND AMPLIFYING EQUIPMENT:**

*It shall be unlawful for any person within any residential zone of the city to use or operate any sound amplifying equipment between the hours of ten o'clock (10:00) PM and eight o'clock (8:00) AM of the following day in such a manner as to be distinctly audible at or beyond the property line of the property on which the equipment is located. (Ord. 11-O-2613, eff. 10-31-2011).*

**5-1-202: MACHINERY, EQUIPMENT, FANS, AND AIR CONDITIONING:**

*It shall be unlawful for any person to operate any machinery, equipment, pump, fan, air conditioning apparatus, or similar mechanical device in any manner so as to create any noise which would cause the noise level at the property line of any property to exceed the ambient noise level by more than five (5) decibels based on a reference sound pressure of 0.0002 microbars, as measured in any octave band center frequency, in cycles per second, as follows: 63, 125, 250, 500, 1,000, 2,000, 4,000, and 8,000 and for the combined frequency bands (all pass). (1962 Code § 4-8.206).*

As proposed, the project consists of the rezoning of the project site and a general plan amendment. No development is proposed on the project site at this time. Any future development will be assessed for potential noise related impacts. In addition, any future project would be required to adhere to local regulations pertaining to noise. BHMC Section 5-1-205 prohibits construction activity between the hours of 6:00 PM and 8:00 AM Monday through Saturday and prohibits construction activity on Sundays and on public holidays, unless an after-hours construction permit is obtained. Further, construction work within 500 feet of a residential zone is prohibited on Saturdays unless an after-hours construction permit has been issued. The Project site is 20 feet from residences to the south. Therefore, construction work within these residential areas (including the Project site) would be prohibited on Saturdays or would have to adhere to conditions of any after-hours construction permit issued for the Project.

BHMC Section 5-1-206 prohibits the creation of noise on any street, sidewalk, or public place adjacent to any school, hospital, institution of learning, or church while in use where the noise substantially and unreasonably interferes, disturbs, or annoys the workings at such places. The Project site would not involve construction on any street, sidewalk, or public place adjacent to a school, hospital, church, or institute of learning. If in the future a

project is proposed at the site, it would be subject to the BHMC Noise Ordinance and therefore, it would cause a less than significant impact.

e,f) **No Impact.** There are no public or private airports within two miles of the project site. The nearest aviation facilities are the Santa Monica Airport, located approximately six miles from the site, and the Los Angeles International Airport, located approximately ten miles to the south of the City. The City does not fall within the airport’s land use plan. There are no private airstrips located within the City of Beverly Hills or within its immediate vicinity. Therefore, no significant impacts would occur in the vicinity of a public airport or private airstrip and no mitigation measures would be required.

### 13. Population and Housing

| <i>Would the project:</i>   |                                       |  |                                     |                          |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) **Less than Significant.** The project site currently contains two single family homes. The rezoning and general plan amendment project does not include development of the project site. Future development proposed at the site will be analyzed for impacts to population and housing, as it is likely that future development could represent a minor change in potential population growth if the development were multi-family in nature. Nonetheless, a future project proposed at the site would not represent a substantial population increase given the size of the parcel and the regulations governing multi-family properties in the City. The project would not involve the extension of roads or other infrastructure. Therefore, the impacts would be less than significant.

b,c) **Less than Significant.** The rezoning of the subject site and general plan amendment would not displace existing housing or a number of people. Should a multi-family project be proposed on the site in the future, there could be a net increase of housing units on the subject site. Analyzing a hypothetical project at this time would be speculative in nature due to the fact that no development project is currently proposed for the project site. While existing residents of the single family homes may be displaced if a multi-family building were



built, there would be a net increase in units and therefore, there would not be a need for replacement housing elsewhere and there would be a less than significant impact due to any displacement of housing or people.

## 14. Public Services

| <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</i> |                                       |  |                                     |                          |
|---|---------------------------------------|--|-------------------------------------|--------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>         |
| a) Fire Protection?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Police Protection?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Schools?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Parks?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Other public facilities?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a) **Less than Significant.** Fire protection at the project site is provided by the City of Beverly Hills Fire Department. The nearest fire station is Fire Station Number 3, which is located at 180 South Doheny Drive, which is approximately 0.6 miles away. The project being analyzed in this document is the rezoning of the project site to multi-family and associated general plan amendment and does not include any physical changes on the site. Impacts to public services, including fire protection, will be analyzed for a specific project at the time a project is proposed at the site. Any project proposed on the site would be required to meet all applicable fire codes, building codes, and local fire codes including the California fire Code, Uniform Building Code and Beverly Hills Fire Department standards. This includes any regulations pertaining to fire safety, egress and other design requirements. Therefore, any impacts to fire protection would be less than significant.
- b) **Less than Significant.** Police protection for the site is provided by the City of Beverly Hills Police Department (BHPD). The BHPD has a ratio of 3.4 officers per 1,000 residents and the nearest police station is located at 464 North Rexford Drive, approximately 1.5 miles from the project site. The Department achieves a response time of approximately 2.8 minutes (BHPD, 2016). The project being analyzed in this document is the rezoning of the project site to multi-family and associated general plan amendment and does not include any physical changes on the site. Impacts to public services, including police protection, will be analyzed for a specific project at the time a project is proposed at the site, however, a project on a multi-family parcel of this size in the City of Beverly Hills is unlikely to impact police response times. Impacts would be less than significant.

- c) **Less than Significant.** The project is located in the Beverly Hills Unified School District (BHUSD). The project being analyzed in this document is the rezoning of the project site to multi-family and associated general plan amendment and does not include any physical changes on the site. Impacts to public services, including schools, will be analyzed for a specific project at the time a project is proposed at the site. Any future developer would be required to pay City of Beverly Hills school tax. As outlined in Section 65995(3)(h) of the California Government Code, the payment of such fees should be considered complete mitigation of the impacts of any legislative or adjudicative act and thus the payment of these fees is considered mitigation of any possible project impacts under CEQA such that there would be a less than significant impact.
- d) **Less than Significant.** The Beverly Hills Recreation and Parks department is responsible for the parks in the vicinity of the project. The nearest park space is La Cienega Park, which is located less than half a mile from the project site. The project being analyzed in this document is the rezoning of the project site to multi-family and associated general plan amendment and does not include any physical changes on the site. Impacts to public services, including parks, will be analyzed for a specific project at the time a project is proposed at the site. Beverly Hills Municipal Code Section 3-1-703 requires developers to pay a Parks and Recreation Facilities Tax to fund public parks and offset any impacts associated with new development. Therefore, the impacts would be less than significant.
- e) **Less than Significant.** The project being analyzed in this document is the rezoning of the project site to multi-family and associated general plan amendment and does not include any physical changes on the site. Impacts to public services, including storm drains, public parks, solid waste, water usage and wastewater disposal, will be analyzed for a specific project at the time a project is proposed at the site. It would be speculative to attempt to analyze the impacts to public services at this time; however, due to the types of uses that are allowed, the project would contribute incrementally toward impacts to City services such as storm drain, public parks, solid waste, water usage, and wastewater disposal. Any project allowed on site would result in minimal demands on services, and as such, the project would cause a less than significant impact to other public facilities.

## 15. Recreation

| Environmental Issues   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact        | No Impact                |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?                       | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) **Less than Significant.** The nearest park to the project site is La Cienega Park, which is located approximately 0.5 miles from the site. The proposed project, which does not include any development at this time, does not include, nor require, the construction or expansion of recreational facilities. If, in the future, a development project is proposed on the project site, Beverly Hills Municipal Code Section 3-1-703 would require the payment of a Parks and Recreation Facilities Tax to fund public parks and offset any impacts. Therefore, no significant impacts would occur and no mitigation measures would be required.

b) **Less than Significant.** The proposed project does not include, nor require, the construction or expansion of recreational facilities. If, in the future, a development project is proposed on the project site, the developer would be required to pay the Parks and Recreation Facilities Tax to offset any potential impacts to parks and recreation. Therefore, no significant impacts would occur and no mitigation measures are required.

**16. Transportation/Traffic**

| <i>Would the project:</i>   |                                       |  |                                     |                                     |
|---|---------------------------------------|--|-------------------------------------|-------------------------------------|
| <b>Environmental Issues</b>   | <b>Potentially Significant Impact</b> | <b>Less Than Significant With Mitigation</b> | <b>Less Than Significant Impact</b> | <b>No Impact</b>                    |
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) Result in inadequate emergency access?   | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety or such facility.  | <input type="checkbox"/>              | <input type="checkbox"/>                     | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

a,b,d,e,f) **No Impact.** The project being analyzed in this document is the rezoning of the project site from single-family zoning to multi-family zoning and an associated general plan amendment and does not include any physical changes on the site. It would be speculative to attempt to assess the potential transportation impacts of a hypothetical development project at the site at this time. Impacts to transportation and traffic will be analyzed for a specific project at the time a project is proposed at the site.

Approval of the project would not conflict with an applicable plan, ordinance or policy that establishes measures of effectiveness for the performance of the circulation system. The proposed project does not include physical development and does not contain any features that would alter the alternative transportation provisions of the Circulation Element, conflict with an applicable congestion management program, increase traffic hazards, or result in inadequate emergency access. The General Plan Circulation Element contains Goal 1, Policies 1.1 through 1.5a, which concern the safe and efficient roadway circulation system within the City. All future potential development on the subject properties will be reviewed in accordance with these requirements and any proposed changes to the circulation system

would be evaluated at the time of proposal. Therefore, no significant impacts would occur and no mitigation measures would be required.

- c) **No Impact.** The project does not propose any use which could cause any changes to air traffic patterns or a change in location which results in substantial safety risks. Santa Monica Airport is approximately five miles west of the project site. Any development allowed on the site would be no more than three stories tall and would not affect air operations, alter air traffic patterns or conflict with Federal Aviation Administration flight protection zones.

## 17. Tribal Cultural Resources

| <i>Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:</i>                       |                                |                                       |                                     |                          |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Environmental Issues   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact        | No Impact                |
| a) Listed or eligible for listing in the California register of Historical Resources, or in a local register of historical resources as defined in Public resources Code section 5020.1(k) or  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe. | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

- a,b) **Less Than significant Impact.** The project site is a developed urban site in an urbanized area. In order to determine if the project would cause a substantial adverse change to the significance of a tribal cultural resource the City conducted outreach to several tribes per the requirements of Assembly Bill (AB) 52 and Senate Bill (SB) 18. Staff sent letters to three tribes that requested consultation with the City through the AB 52 process on October 27, 2016. Staff also requested a tribal consultation list from the Native American Heritage Commission (NAHC) per the requirements of AB 52 and was provided with a list of six tribes with traditional lands or cultural places near the project site. On November 16, 2016, the City of Beverly Hills mailed letters to all contacts provided by the NAHC. In response to the letters, staff consulted via phone with Andrew Salas, Chairman of the Gabrieleno Band of Mission Indians – Kizh Nation regarding the project and the project site. As a result of the consultation, Mr. Salas determined that no mitigation was required and that Native American monitoring would not be needed at the site. No further consultation followed. Therefore, impacts will be less than significant.

## 18. Utilities and Service Systems

| Would the project:   |                                |                                       |                                     |                          |
|--|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| Environmental Issues   | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact        | No Impact                |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                             | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                      | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?   | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a,b,e) **Less Than Significant Impact.** Because the site is already developed with single-family homes, mainline water and sewer infrastructure is in place. The Beverly Hills Department of Public Works maintains the sewer collection and distribution system at the project site and throughout the City. All wastewater generated in the City of Beverly Hills is collected and treated at Los Angeles Hyperion Wastewater Treatment Plant located near LAX in Los Angeles. The Hyperion Wastewater Treatment Plant treats an average of 362 million gallons of waste per day, which is 88 million gallons per day lower than their dry weather capacity of 450 million gallons per day (LA Sanitation, 2016).

The project being analyzed in this document is the rezoning of the project site from single-family zoning to multi-family zoning and an associated general plan amendment and does not include any physical changes on the site. It would be speculative to attempt to analyze the wastewater impact of a future development project on the site, as none have been proposed at this time. As currently proposed, the project does not include any development on the site, therefore, no significant impacts would occur and no mitigation measures would be required.

c) **Less Than Significant Impact.** Any development that resulted from the rezoning of the project site would be required to comply with applicable regulations to ensure that stormwater is adequately handled. Best Management Practices would be required during construction and operation of the project. The City also requires urban runoff mitigation plans for new projects that comply with the most recent Standard Urban Stormwater Mitigation Plan (SUSMP) and the current National Pollutant Discharge Elimination System permit. This is meant to reduce the amount of storm water discharged from the site by requiring an increase in pervious surface area on the project site thus reducing the amount of runoff. Further, any development allowed on a multi-family parcel the size of the project site would be limited to the uses allowed in a multi-family zone (see Table 1). These uses are not uses that would generate a large amount of wastewater. At this time, there is no physical development proposed on the site and no development is included in the scope of the project being analyzed in this document, Therefore, no significant impacts would occur and no mitigation measures would be required.

d) **Less Than Significant Impact.** The City receives 90% of its water from the Metropolitan Water District (MWD) and 10% from groundwater pumped from the Hollywood Basin.

The project being analyzed in this document is the rezoning of the project site from single-family zoning to multi-family zoning and an associated general plan amendment and does not include any physical changes on the site. It would be speculative to attempt to analyze the wastewater impact of a future development project on the site, as none have been proposed at this time. As currently proposed, the project does not include any development on the site, therefore, no significant impacts would occur and no mitigation measures would be required.

f,g) **Less Than Significant Impact.** The City of Beverly Hills achieves the state requirement to divert at least 50% of solid waste from landfills. Over the past decade, the City has achieved a 78% diversion rate (City of Beverly Hills Website, 2017). The solid waste in the City is collected by the City of Beverly Hills Public Works Department, which contracts with Recology Los Angeles. Solid waste from the City is sent to one of three landfills: Chiquita Canyon Landfill, Sunshine Canyon Landfill, and the Calabasas Sanitary Landfill. The solid waste generated by a net increase of eight residential units is well under the existing capacity of the three landfills, which together are permitted to receive 21,600 tons of waste per day (LA County Solid Waste Information Website). The project being analyzed in this document is the rezoning of the project site from single-family zoning to multi-family zoning and an associated general plan amendment and does not include any physical changes on the site. It would be speculative to attempt to analyze the solid waste impact of a future development project on the site, as none have been proposed at this time. As currently proposed, the project does not include any development on the site; therefore, no significant impacts would occur and no mitigation measures would be required.

## 19. Mandatory Findings of Significance

| Environmental Issues  | Potentially Significant Impact | Less Than Significant With Mitigation | Less Than Significant Impact        | No Impact                |
|---|--------------------------------|---------------------------------------|-------------------------------------|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?  | <input type="checkbox"/>       | <input type="checkbox"/>              | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**a) Less Than Significant Impact.** Based on the preceding analysis, the proposed project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. The two existing structures on the project site are from 1925 and 1926 but were not built by a locally recognized master architect and do not represent important examples of the major periods of California history or prehistory.

**b) Less Than Significant Impact.** The project being analyzed in this document is the rezoning of the project site from single-family zoning to multi-family zoning and an associated general plan amendment and does not include any physical changes on the site.

Nearby past, current, and future probable projects include the 8600 Wilshire Project, which involves the development of up to 26 residential units and commercial space on the property adjacent to the project site to the east, as well as the nearby Metro Purple Line Subway Extension, which will provide subway service from Downtown Los Angeles to west Los Angeles along Wilshire Boulevard through the City of Beverly Hills. The proposed project that has been analyzed in this document does not include any physical development on the site; therefore, no significant impacts have been identified and no mitigation measures are required.



c) **Less Than Significant Impact.** Based on the preceding analysis, the proposed project does not have the potential to cause substantial adverse effects on human beings. Therefore, no significant impacts have been identified and no mitigation measures are required.

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