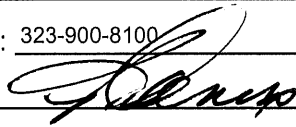



CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

EAF Case No.: _____ ZA Case No.: _____ CPC Case No.: _____
Council District No.: 11 Community Plan Area: Brentwood - Pacific Palisades
PROJECT ADDRESS: 1029-1049 N. Swarthmore Ave.; 1012-1032 N. Swarthmore Ave.; 1023-1055 N. Monument St.; 15229-15281 W. Sunset Blvd.

Major Cross Streets: N. Swarthmore Avenue, W. Sunset Boulevard, N. Monument Street
Name of Applicant: Michael Gazzano, Palisades Village Co., LLC
Address: 101 The Grove Drive, Los Angeles, CA 90036
Telephone No.: 323-900-8100 Fax No.: 323- 900-8101 E-mail: MGazzano@CarusoAffiliated.com

OWNER	APPLICANT'S REPRESENTATIVE (Other than Owner)
Name: <u>Rick J. Caruso, Palisades Village Co., LLC</u>	Name: <u>Matt Dzurec, Armbruster Goldsmith & Delvac, LLP</u> (Contact Person)
Address: <u>101 The Grove Drive, Los Angeles, CA 90036</u>	Address: <u>11611 San Vicente Blvd., Ste 900, Los Angeles, CA 90049</u>
Telephone No: <u>323-900-8100</u>	Telephone No: <u>310-254-9052</u>
Signature: 	Signature:  (Applicant's Representative)

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

NOTE: The exhibits are IN ADDITION TO those required for any case for which the Environmental Assessment Form is being filed.

- A. **2 Vicinity Maps:** (8½" x 11") showing nearby street system, public facilities and other significant physical features (similar to road maps, Thomas Brothers Maps, etc.) with project area highlighted.
- B. **2 Radius/Land Use Maps:** (1" = 100') showing land use and zoning to 500 feet (100 feet of additional land use beyond the radius for alcoholic beverage cases); 100' radius line (excluding streets) okay for Coastal building permits 300' for site plan review applications.
- C. **2 Plot Plans:** showing the location and layout of proposed development including dimensions; include topographic lines where grade is over 10%; tentative tract or parcel maps where division of land is involved to satisfy this requirement, and the location and diameter of all trees existing on the project site.
- D. **Application:** a duplicate copy of application for zone change, (including Exhibit "C" justification) batch screening form, periodic comprehensive general plan review and zone change map, variance, conditional use, subdivider's statement, etc.
- E. **Pictures:** two or more pictures of the project site showing walls, trees and existing structures.
- F. **Notice of Intent Fee:** an UNDATED check in the amount of \$75 made out to the **Los Angeles County Clerk** for the purpose of filing a Notice of Intent to Adopt a Negative Declaration as required by § 15072 of the State CEQA Guidelines.
- G. **Hillside Grading Areas/Haul Route Approval:** Projects within a Hillside Grading Area involving import/export of 1,000 cubic yards or more shall submit a soils and/or geotechnical report reviewed & approved by LADBS (reports needed to be determined by LADBS) to include measures to mitigate impacts related to grading and obtain a Haul Route Approval from the Board of Building & Safety Commissioners (refer to <http://www.lacity.org/LADBS/forms/forms.htm>).

APPLICATION ACCEPTED BY: _____	DATE: _____
ENVIRONMENTAL ASSESSMENT APPROVED BY: _____	DATE: _____
RECEIPT NO.: _____	

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING

ENVIRONMENTAL ASSESSMENT FORM

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Name of Applicant: Michael Gazzano, Palisades Village Co., LLC
Address: 101 The Grove Drive, Los Angeles, CA 90036
Telephone No.: 323-900-8100 Fax No.: 323-900-8101 E-mail: MGazzano@CarusoAffiliated.com

OWNER

Name: Pacific Palisades Land, LLC

Address: 15281 W. Sunset Boulevard, Pacific Palisades, CA 90272

Telephone No: _____

Signature: See attached letter of authorization

APPLICANT'S REPRESENTATIVE
(Other than Owner)

Name: Matt Dzurec, Armbruster Goldsmith & Delvac, LLP
(Contact Person)

Address: 11611 San Vicente Blvd., Ste 900, Los Angeles, CA 90049

Telephone No: 310-254-9052

Signature: _____
(Applicant's Representative)

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APPLICATION ACCEPTED

BY: _____

DATE: _____

ENVIRONMENTAL ASSESSMENT

APPROVED BY: _____

DATE: _____

RECEIPT NO.: _____

I. Project Description:

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

Project proposes redevelopment of various properties in the Pacific Palisades Commercial Village. Project proposes demolition of existing buildings and surface parking lots and construction of 9 new buildings comprised of retail and restaurant uses, a theater, 8 apartments, a specialty grocery market, limited offices, and storage with 116,215 square feet of floor area. Approvals: Specific Plan Amendment, Project Permit Compliance Review and Design Review Board for the Pacific Palisades Commercial Village and Neighborhood Specific Plan, General Plan Amendment.

Will the project require certification, authorization, clearance or issuance of a permit by any federal, state, county, or environmental control agency, such as Environmental Protection Agency, Air Quality Management District, Water Resources Board, Environmental Affairs, etc.? If so, please specify:

No.

II. Existing Conditions:

A. Project Site Area 138,305 sf (3.18 acres)
 Net and 3.17 Gross Acres 3.17

B. Existing Zoning R3P-1VL; C2-1VL

C. Existing Use of Land Retail, restaurant, gas station, office, parking
 Existing General Plan Designation Community Commercial

D. Requested General Plan Designation No change (Change Swarthmore from Local Street to Modified Local Street)

E. Number 7 type Commercial and age \pm 65 of structures to be removed as a result of the project. If residential dwellings (apts., single-family, condos) are being removed indicate the number of units: No and average rent: N/A

Is there any similar housing at this price range available in the area? If yes, where?
None

F. Number (See Tree Survey) Trunk Diameter (See Tree Survey) and type (See Tree Survey) of existing trees.

G. Number All Trunk Diameter Various and type Various of trees being removed (identify on plot plan.)

H. Slope: State percent of property which is:
92% Less than 10% slope 3% 10–15% slope 5% over 15% slope
If slopes over 10% exist, a topographic map will be required. Over 50 acres, 1" = 200' scale is okay.

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

J. Grading: (specify the total amount of dirt being moved)
0-500 cubic yards.
135,000 cy if over 500 cubic yards. indicate amount of cubic yards.

K. Import/Export: Indicate the amount of dirt being imported or exported 115,000 cy.

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

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

- A. Number of Dwelling Units-
Single Family 0 Apartment 8 or Condominium 0
- B. Number of Dwelling Units with:
One bedroom 3 Two bedrooms 4
Three bedrooms 1 Four or more bedrooms 0
- C. Total number of parking spaces provided 16
- D. List recreational facilities of project outdoor green space
- E. Approximate price range of units \$ TDB to \$ TDB
- F. Number of stories 2, height 32'-4" feet.
- G. Type of appliances and heating (gas, electric, gas/electric, solar) Gas/electric
Gas heated swimming pool? No
- H. Describe night lighting of the project Security lighting
(include plan for shielding light from adjacent uses, if available)
- I. Percent of total project proposed for:
Building 79%
Paving 21%
Landscaping 0%
- J. Total Number of square feet of floor area 11,435

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

- A. Type of use Retail, restaurant, office, parking, theater, storage, multifamily
- B. Total number of square feet of floor area 114,465
- C. Number of units if hotel/motel N/A
- D. Number of stories 2 height 32'-0" feet.
- E. Total number of parking spaces provided: 470
- F. Hours of operation TDB Days of operation TDB
- G. If fixed seats or beds involved, number N/A
- H. Describe night lighting of the project Security lighting
(Include plan for shielding light from adjacent uses, if available)
- I. Number of employees per shift TBD
- J. Number of students/patients/patrons TBD
- K. Describe security provisions for project 24-hour security guard, multiple security cameras, lighting
- L. Percent of total project proposed for:
Building 64%
Paving 26%
Landscaping 10%

Historic/Architecturally Significant Project

Does the project involve any structures, buildings, street lighting systems, spaces, sites or components thereof which may be designated or eligible for designation in any of the following: (please check)

- National Register of Historic Places No
- California Register of Historic Resources No
- City of Los Angeles Cultural Historic Monument. No
- Within a City of Los Angeles Historic Preservation Overlay Zone (HPOZ) No

V. Hazardous Materials and Substance Discharge

Does the project involve the use of any hazardous materials or have hazardous substance discharge? If so, please specify. No

- A. Regulatory Identification Number (if known) _____
- B. Licensing Agency _____
- C. Quantity of daily discharge _____

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

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

VII. Selected Information:

- A. Circulation: Identify by name all major and secondary highways and freeways within 1,000 feet of the proposed project; give the approximate distance(s):
Sunset Boulevard - Major Highway Class II
- B. Air: All projects that are required to obtain AQMD permits (see AQMD Rules and Regulations) are required to submit written clearance from the AQMD indicating no significant impact will be created by the proposed project.*

VIII. Mitigating Measures:

Feasible alternatives or mitigation measures which would substantially lessen any significant adverse impact which the development may have on the environment. To be identified in the appropriate CEQA document.

* Contact the South Coast Air Quality Management District at (909) 396-2000 for further information.

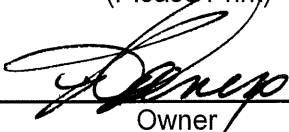
APPLICANT/CONSULTANT'S AFFIDAVIT

OWNER MUST SIGN AND BE NOTARIZED;

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

I, RICK J. CARUSO (PALISADES VILLAGE Co)
Owner (Owner in escrow)*
(Please Print)

I, MATT DURR
Consultant*
(Please Print)

Signed: 
Owner

Signed: 
Agent

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

*****Space Below This Line for Notary's Use*****

ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of _____

On _____ before me, _____ personally appeared
(Insert Name of Notary Public and Title)

_____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature (Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On June 29, 2015 before me, Christine Haber, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared RICK J. CARUSO
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Christine Haber
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)
On 22 July 2015 before me, Laura M. Awad, Notary Public,
Date Here Insert Name and Title of the Officer
personally appeared Matt Dzurec
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Environmental Assessment Form Document Date: 6/29/15
Number of Pages: 5 Signer(s) Other Than Named Above: RICK CARUSO

Capacity(ies) Claimed by Signer(s)

Signer's Name: Matt Dzurec
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: Representative
Signer Is Representing: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____