

This chapter describes the City of Beverly Hills's existing environmental resources. This Chapter includes the following sections:

- Plants and Animals
- Hydrology and Water Quality
- Topography and Hillsides
- Visual Resources
- Air Quality
- Historic

5.1 PLANTS AND ANIMALS

This section provides information regarding existing biological resources within the City of Beverly Hills and is based on a review of literature pertaining to the habitats, plants, and animals of the City and the region. Data sources include the California Natural Diversity Database (Natural Diversity Database), which is maintained by the California Department of Fish and Game (CDFG). The Natural Diversity Database identifies sensitive habitats and species that may be encountered within a specific United States Geologic Survey (USGS) quadrangle, and the particular area in the quad where the habitat or species was identified.

■ Existing Conditions

Animal Life

The City of Beverly Hills is fully developed with urban uses and has little undisturbed native vegetation. As a result, the diversity of terrestrial animal species is very low. While no formal biological studies have been conducted to document species of wildlife found in the City, the animal species in the City are likely to be dominated by common native and non-native animal species that thrive in an urban environment.

Due to the urbanized nature of the City, the abundance and diversity of reptile and amphibian species is also very low in the City. This group of animals is particularly susceptible to exposure and lack of habitat. Species that may potentially be found within the City include the southern alligator lizard (*Gerrhonotus multicarinatus*) and western fence lizard (*Sceloporus occidentalis*). These species are somewhat adaptable to human developments, especially where there is dense vegetation or other cover.

Some migratory bird species also pass through the City. Due to their mobility and range of travel, avian species tend to be more abundant and conspicuous than other animals. There is a component of migratory birds passing through the City while moving from wintering grounds in the south to breeding grounds in the north. The number of resident bird species in the City is low due to the lack of undisturbed habitat. Anecdotal

information indicates that hawks and falcons have been observed atop taller buildings in the downtown Business Triangle and atop City Hall.

The level of development in the City is conducive to an environment for non-native terrestrial mammal species and provides little opportunity for resident native species. Non-native mammals that may potentially occur in the City include the house mouse (*Mus musculus*), Norway rat (*Rattus norvegicus*), black rat (*Rattus rattus*), and domestic cats and dogs. Some native terrestrial mammal species may occur within the City, especially in those areas closest to the foothills of the Santa Monica Mountains and among those mammals adaptable to human presence. These species include the California ground squirrel (*Spermophilus beecheyi*), coyote (*Canis latrans*), and raccoon (*Procyon lotor*). Generally, however, the numbers and kinds of mammals found within the City limits are low.

Plant Life

Review of GIS databases and aerial photographs indicate that there is little native terrestrial vegetation within the City of Beverly Hills. The only relatively undisturbed areas within the City include those located near the foothills of the Santa Monica Mountains and the few open space areas located in the portion of the City north of Sunset Boulevard. No other area exists within the City limit that is able to support native plant communities. The remaining open space within the City is located in public parks, which typically do not contain natural or native vegetation. The principal terrestrial vegetation in this highly urbanized setting consists of landscape vegetation and other cultivated species with some invasive, weedy, non-native plants in areas that are not maintained. Although unique plants can be found at destinations within the City such as the Harry and Virginia Robinson Estate Gardens, Greystone Mansion and Park, and Beverly Gardens Park, these plant species are exotic and have been planted for display to visitors and do not occur naturally in the City. However, descriptions have been provided in Appendix C (Plant and Animal Information) to illustrate the types of plant life that exists in some of the natural areas of the City as well as the surrounding areas.

Wildlife Movement

Wildlife corridors vary greatly in their overall significance. General information that currently exists on corridors suggests that major drainages, canyon bottoms, and ridgetops, as well as areas that provide important resources for wildlife, will be the most significant for wildlife movement. In general, two types of corridors exist. Regional corridors are generally those that allow movement between large, often widely separated areas. These may connect National Forests, mountain ranges, or other major wildlife use areas. Local wildlife corridors are those that allow dispersion between smaller, generally more adjacent areas, such as between canyons or ridges, or important resource areas.

Due the highly-urbanized nature of the City, the potential for overland wildlife movement through the majority of the City would be highly restricted. Although some local movement of wildlife would be expected to occur throughout the City, the nearby Santa Monica Mountains would be the primary wildlife movement areas.

The habitat types found in and around Beverly Hills are presented in Section C.1 of Appendix C.

Special-Status Biological Resources

The following section addresses special-status biological resources observed, reported, or having the potential to occur within the City of Beverly Hills. These resources include plant and wildlife species that have been afforded special status and/or recognition by federal and state resource agencies, as well as private conservation organizations and special interest groups such as the California Native Plant Society (CNPS) (List 1A, 1B, and 2). In general, the principal reason an individual taxon (species, subspecies, or variety) is given such recognition is the documented or expected decline or limitation of its population size or geographical extent and/or distribution that results in most cases, from habitat loss.

Although review of the Natural Diversity Database reveals several records of sensitive species, most of these are believed to be extirpated or no longer existing within the area due to the level of development in the City. Field studies would be required to verify the presence or absence of these sensitive species within the City limits.

Table C-1 in Appendix C lists sensitive animal species potentially occurring in and near Beverly Hills. Table C-2 in Appendix C lists sensitive plant species and habitat communities of concern potentially occurring in and near Beverly Hills. Special status habitats are vegetation types, associations, or sub-associations that support concentrations of special status plant or wildlife species, are of relatively limited distribution, or are of particular value to wildlife. Although special status habitats are not afforded legal protection unless they support protected species, potential impacts to these habitats may increase concerns and mitigation suggestions by resources agencies.

A federally endangered species is one that faces extinction throughout all or a significant portion of its geographic range. A federally threatened species is one likely to become endangered within the foreseeable future throughout all or a significant portion of its range. The presence of any federally threatened or endangered species in an area generally imposes constraints on development, particularly if development would result in “take” of the species or its habitat. The term “take” means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect, or attempt to engage in such conduct. Harm in this sense can include any disturbance to habitats used by the species during any portion of its life history.

The state of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy, a threatened species as one present in such small numbers throughout its range that it is likely to become an Endangered species in the near future in the absence of special protection or management, and a rare species as one present in such small numbers throughout its range that it may become Endangered if its present environment worsens. Rare species apply primarily to California

native plants. State Threatened and Endangered species are fully protected against take unless an incidental take permit is obtained from the necessary wildlife agencies.

Special Status Species Descriptions

10 wildlife and 12 plant federally/state listed threatened or endangered species were identified as potentially occurring on-site or reported within an approximately 10-mile radius of the City of Beverly Hills. Each of the state and/or federally listed species in Section C.2 of Appendix C are described in greater detail in the species accounts contained in Section C.3.

■ Regulatory Setting

■ Federal

Endangered Species Act of 1973 (ESA)

The ESA and implementing regulations, Title 16 United States Code (USC) §1531 *et seq.* (16 USC 1531 *et seq.*), Title 50 Code of Federal Regulations (CFR) §17.1 *et seq.* (50 CFR §17.1 *et seq.*), includes provisions for the protection and management of federally listed threatened or endangered plants and animals and their designated critical habitats. Section 7 of the ESA requires a permit to take threatened or endangered species during lawful project activities. The administering agency for the above authority is the USFWS for terrestrial, avian, and most aquatic species. The National Marine Fisheries Service is responsible for administering the federal ESA as it applies to marine species and anadromous fish.

Fish and Wildlife Coordination Act

Section 7 of *Fish and Wildlife Coordination Act*, 16 USC 742 *et seq.*, 16 USC 1531 *et seq.*, and 50 CFR 17 requires consultation if any project facilities could jeopardize the continued existence of an endangered species. Applicability depends on federal jurisdiction over some aspect of the project. The administering agency for these authorities is expected to be the Corps in coordination with the USFWS.

Migratory Bird Treaty Act (MBTA)

The MBTA (16 USC §§703–711) includes provisions for protection of migratory birds, including the nonpermitted take of migratory birds, under the authority of the USFWS and CDFG. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds, and many relatively common species.

Clean Water Act of 1977, Section 404

This section of the Act (33 USC 1251 *et seq.*, 33 CFR §§320 and 323 gives the Corps authority to regulate discharges of dredge or fill material into waters of the U.S., including wetlands.

Clean Water Act of 1977, Section 401

This section of the Act requires a state-issued Water Quality Certification for all projects regulated under Section 404. In California, the RWQCB issues Water Quality Certifications with jurisdiction over the project area. The RWQCB, Los Angeles Region, issues Section 401 Water Quality Certifications for Los Angeles County.

■ State

California Endangered Species Act of 1984 (CESA)

The CESA and implementing regulations in the Fish and Game Code, §2050 through §2089, includes provisions for the protection and management of plant and animals species listed as endangered or threatened, or designated as candidates for such listing. Incidental take of an endangered species is permitted by CDFG only under certain conditions and provided that the proper federal permits have been obtained and notifications made to the CDFG as described in Fish and Game Code §2080.1. Plants of California declared to be endangered, threatened, or rare are listed at 14 CCR §670.2. Animals of California declared to be endangered or threatened are listed at 14 CCR §670.5.14. CCR §15000 *et seq.* describes the types and extent of information required to evaluate the effects of a proposed project on biological resources of a project site.

Fish and Game Code of California

The Fish and Game Code provides specific protection and listing for several types of biological resources.

Section 1580 of the Fish and Game Code presents the process and definition for Designated Ecological Reserves. Designated Ecological Reserves are significant wildlife habitats to be preserved in natural condition for the general public to observe and study.

Section 1602 of the Fish and Game Code requires a Streambed Alteration Agreement for any activity that may alter the bed and/or bank of a stream, river, or channel. Typical activities that require a Streambed Alteration Agreement include excavation or fill placed within a channel, vegetation clearing, structures for diversion of water, installation of culverts and bridge supports, cofferdams for construction dewatering, and bank reinforcement.

Section 2081(b) and (c) of the CESA allows CDFG to issue an incidental take permit for a state-listed threatened and endangered species only if specific criteria are met. These criteria can be found in Title 14 CCR, Sections 783.4(a) and (b). No Section 2081(b) permit may authorize the take of “fully protected” species and “specified birds.” If a project is planned in area where a species or specified bird occurs, an applicant must design the project to avoid all take; the CDFG cannot provide take authorization under CESA.

Native Plant Protection Act of 1977

The *Native Plant Protection Act of 1977* and implementing regulations in Section 1900 *et seq.* of the Fish and Game Code designates rare and endangered plants, and provides specific protection measures for identified populations. It is administered by the CDFG.

Wetlands Conservation Policy of 1993

This policy provides for the protection, preservation, restoration, enhancement, and expansion of wetland habitats in California. Primarily it acts to ensure no overall net loss of wetlands within the state and achieve a long-term net gain in the quantity, quality, and permanence of wetlands acreage and values in California in a manner that fosters creativity, stewardship, and respect for private property. The administering agencies for this authority are the CDFG, the California Environmental Protection Agency (Cal-EPA), and the Regional Water Quality Control Board (RWQCB)—South Coast Region.

Local

City of Beverly Hills Municipal Code

Section 10-3-2901 of the City of Beverly Hills Municipal Code requires a permit prior to the removal of any protected trees in the City. This permit must be obtained from the City of Beverly Hills Planning Commission and can be approved only if the tree removal meets an established set of circumstances, including the condition that the removal of the protected tree cannot be reasonably avoided. In addition, Section 10-3-2903 of the City of Beverly Hills Municipal Code requires the replacement of a native tree for each native tree that is removed in the City.

■ **Issues**

- Although the City is essentially built-out, if it was determined that a federally or state-listed species was present in an area, this could impact redevelopment activities within the City.

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5.2 HYDROLOGY AND WATER QUALITY

5.2.1 Water Resources

This section describes the existing surface water and groundwater resources within the planning area, as well as the quality of these resources. Federal, state, and local regulations pertaining to hydrology and water quality are also provided. Information on water infrastructure and supply and potential flooding hazards can be found in Chapter 3 (Infrastructure and Utilities) Section 3.1 and Chapter 6 (Community Health and Safety) Section 6.3, respectively. Information for this section was obtained from documents provided by the City, California Department of Water Resources, Los Angeles Regional Water Quality Control Board (LARWQCB), and the Ballona Creek Watershed Management Plan.

■ Existing Conditions

Watershed

Regional Drainage

The City of Beverly Hills is located within the boundaries of the Ballona Creek Watershed. As illustrated in Figure 5.2-1, the Watershed is approximately 130 square miles. Major tributaries to Ballona Creek include Centinela Creek, Sepulveda Canyon Channel, Benedict Canyon Channel, and numerous storm drains. Due to the extensive modifications of Ballona Creek and its tributaries, its natural hydrologic functions within the Watershed have been significantly reduced. Approximately 40 percent of the Watershed is covered by impervious surfaces; as a result, infiltration of precipitation to groundwater has been reduced. Furthermore, as most channels are now concrete lined, riparian vegetation and aquatic habitat have been eliminated from these channels. The land use within this Watershed consists of 64 percent residential, 8 percent commercial, 4 percent industrial, and 17 percent open space.

Local Drainage

The City of Beverly Hills drainage system drains into Ballona Creek. Ballona Creek is predominately channelized and highly developed with both commercial and residential properties. Most of the drainage network is controlled by structural flood control measures, including debris basins, storm drains, underground culverts, and open concrete channels. Former streams in the major canyons have been channelized and remain open channels at various locations, although some have been converted to underground flood control channels such as Benedict Canyon Creek.

Surface Water

The City of Beverly Hills is a mature highly developed community with few natural areas. The drainage tributaries and storage reservoirs in the City are associated with the City's water system infrastructure. Information on this can be found in Chapter 3.

Groundwater

Groundwater is concentrated in areas called basins, which are the natural hydro geological unit for delineating groundwater. An aquifer is a subsurface saturated geological formation that contains and transmits significant quantities of water. Multiple subbasins and aquifers may be located within each basin. The City is located on the Central Coastal Plain of Los Angeles Groundwater Basin; this basin is composed of four subbasins, three of which the City is able to access. As illustrated in Figure 5.2-2 (Water Resources), it is estimated that the northern-most portion of the City, which is located in the Santa Monica Mountains, does not overlie a groundwater basin. Rather, it is the majority of the City, which is generally flat, that overlies the three sub-basins.

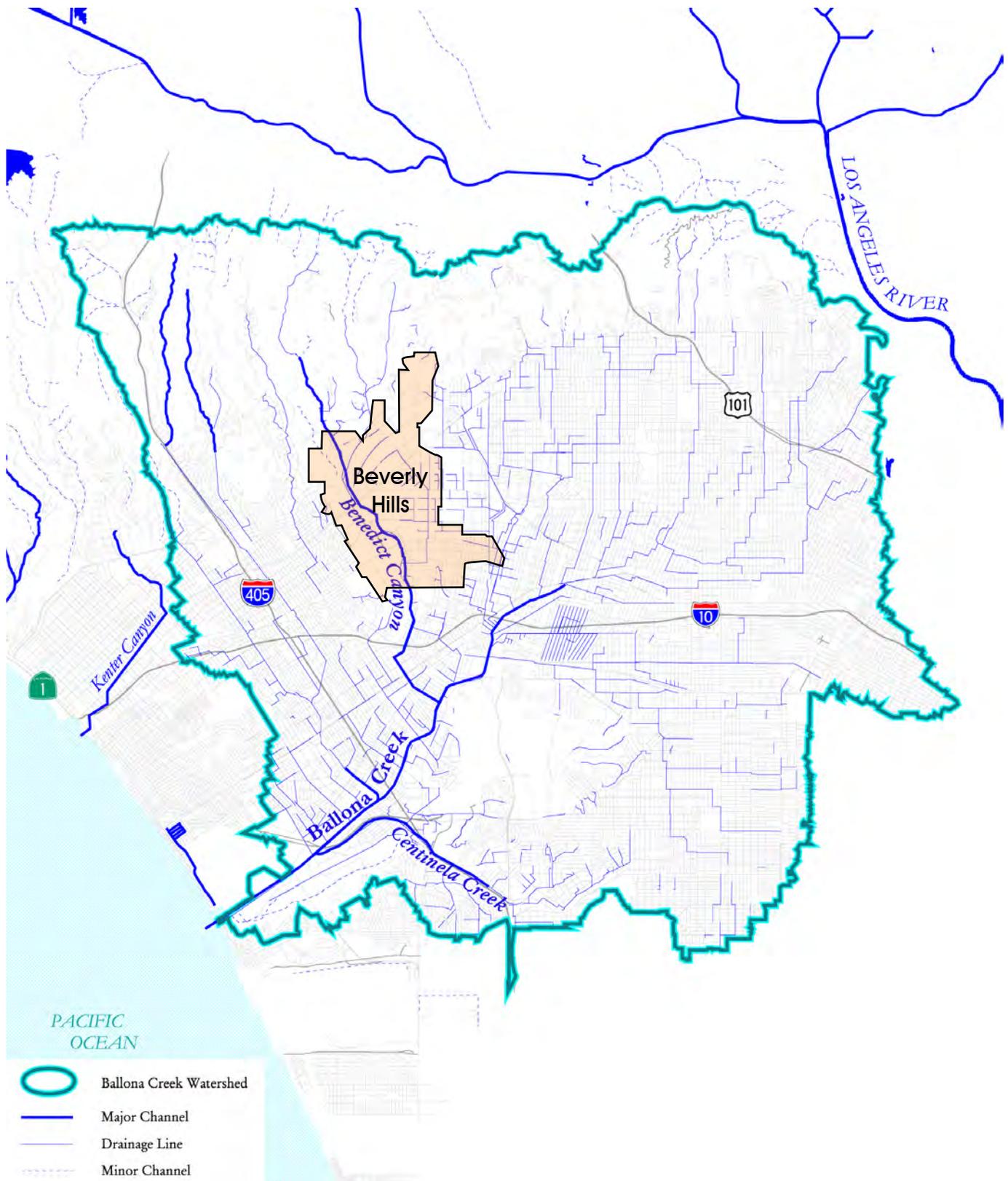
Currently the City of Beverly Hills receives approximately 10 percent of its water supply from local groundwater wells. As groundwater continues to be a valuable resource, the City must avoid the risk of overdrafting the aquifers. The risk of overdraft can be avoided through groundwater recharge activities such as, recharge basins and injection wells. In addition, it is estimated that less than 10 percent of irrigation and stormwater runoff from the City goes back into the groundwater table in the Los Angeles Region, which is not a sustainable practice.⁹² The amount of runoff can be minimized and infiltration increased by using permeable pavement for areas such as sidewalks and parking lots in future development.

Subbasins

Santa Monica Subbasin

The Santa Monica Subbasin underlies the northwestern part of the Coastal Plain Los Angeles Groundwater Basin. This subbasin is comprised of two aquifers and one aquiclude, Ballona, Silverado and Bellflower, respectively. Groundwater resources in the Santa Monica Basin are primarily replenished through percolation of precipitation and surface water runoff onto the subbasin from the Santa Monica Mountains. The storage capacity of the subbasin is estimated to be 1,100,000 acre-feet (af).

⁹² Beverly Hills, 2003. *Vision 2025 Environmental Sustainability Final Report*. August.



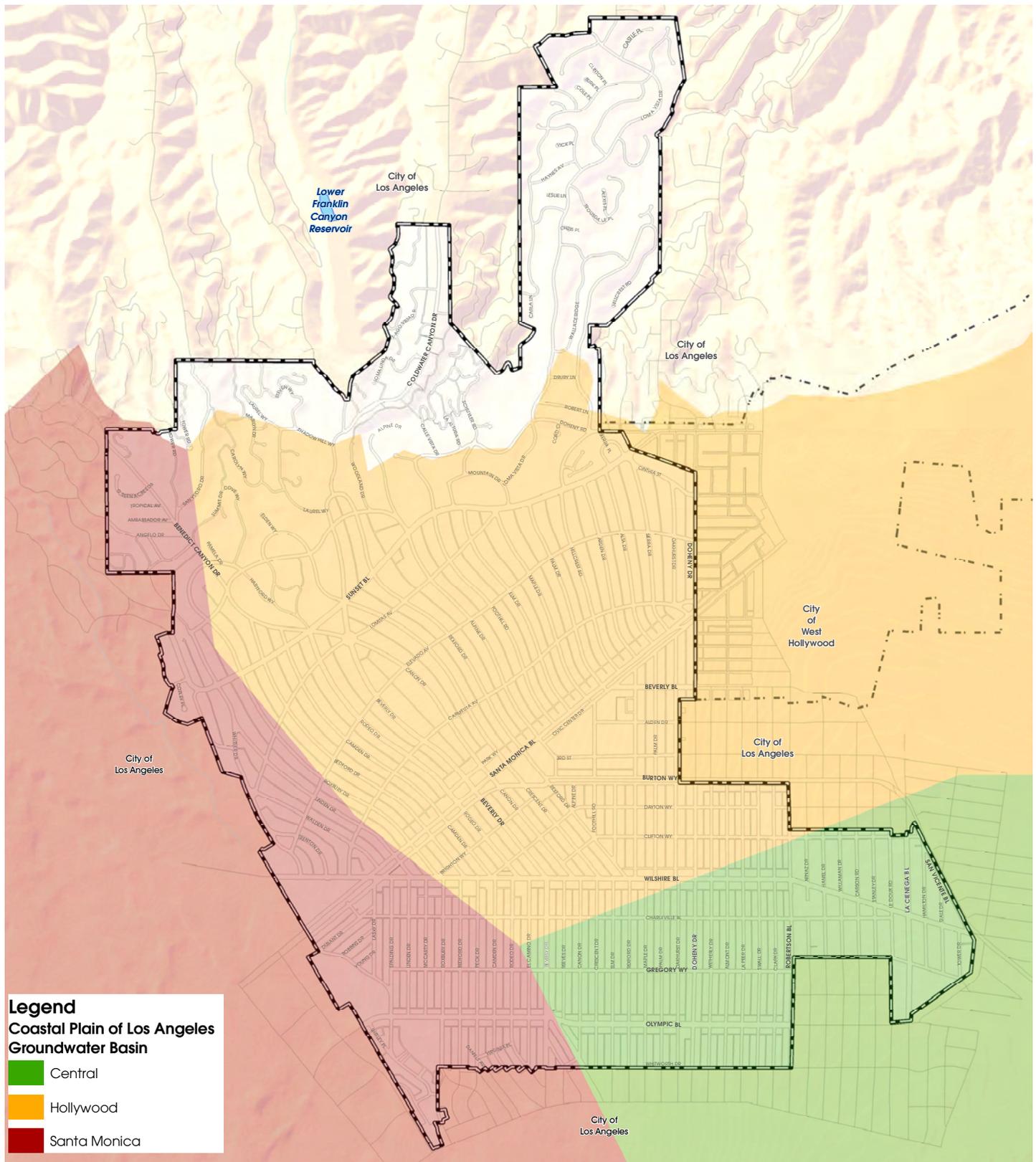
Source: LA County, Department of Public Works, Watershed Boundaries, Channels, and Roads, May 2003; EIP Associates, 2003.

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Not to Scale

Figure 5.2-1



Source: City of Beverly Hills, February 2005

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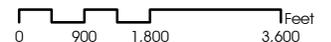


Figure 5.2-2

Hollywood Subbasin

The Hollywood Subbasin lies beneath the northeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This subbasin is bound on the north by the Santa Monica Mountains and the Hollywood fault, on the east by the Elysian Hills, on the west by the Inglewood fault zone and on the south by the La Brea High, formed by an anticline that brings impermeable rocks close to the surface. The Hollywood Subbasin includes the Bellflower aquiclude and the Exposition, Gage, Silverado, and Lynwood aquifers. Replenishment of groundwater in the Hollywood Subbasin is through percolation of precipitation and stream flow; however the development of impermeable surfaces has greatly decreased the surface area available for direct percolation. Recharge of this basin also occurs through subsurface flow near the area of the basin that reaches the base of the Santa Monica Mountains. The Hollywood Subbasin has an estimated storage capacity of approximately 300,000 af. The City of Beverly Hills resumed pumping water from the Hollywood Subbasin in April of 2003. Currently, the City receives about ten percent of its water supply from this groundwater resource.

Central Subbasin

The Central Subbasin occupies a large portion of the southeastern part of the Coastal Plain of Los Angeles Groundwater Basin. This subbasin is commonly referred to as the "Central Basin." The Bellflower aquiclude also falls within the Central Basin along with the Gardena, Gage, Gaspur, Lakewood, Silverado, Lynwood, and Sunnyside aquifers. Historically, groundwater flow in this basin has been from the recharge areas in the northeast part of the basin toward the Pacific Ocean in the southwest. However, pumping has lowered the water level in the Central Basin and water levels in some aquifers are approximately equal, which has decreased subsurface outflow. Recharge of the Central Basin occurs through both surface and subsurface flow, percolation of precipitation, stream flow, and applied water. The total storage capacity of the Central Basin is 13,800,000 af.

Water Quality

Water Quality Constituents of Concern

Total Dissolved Solids

Increases in groundwater total dissolved solids (TDS) concentrations are a function of the recharge of saline water originating from storm flows, urban runoff, imported water, and incidental recharge. Increased TDS concentrations begin to interfere with water usage between 500 and 1,000 mg/L. Above 1,000 mg/L TDS water is generally considered brackish and requires treatment for domestic purposes.

Nitrates

Most nitrates are associated with agricultural activities and are among California's leading contaminants. The federal water quality standard for nitrate is 10 mg/L. At this level the water is not safe for consumption.

Hydrogen Sulfide

Hydrogen sulfide gas is formed from decomposing underground deposits of organic matter. Hydrogen sulfide gas is a nuisance that is not usually considered a health risk at the concentrations normally found in household water. Water containing hydrogen sulfide, commonly called sulfur water, has a distinctive "rotten egg" odor, which may be especially noticeable when running hot water. Hydrogen sulfide dissolved in water can also corrode plumbing metals, such as iron, steel, copper, and brass and exposed metal parts in washing machines and other water-using appliances. Typical treatment methods include carbon filtration, aeration, and chlorination. The EPA has established a "secondary" standard related to odor for hydrogen sulfide of 250 mg/L.

Iron and Manganese

Iron and manganese occur naturally in geologic formations. They dissolve into groundwater as acidic rainfall percolates through the soil and rock. In higher concentrations, iron and manganese can cause the following problems:

- Staining: iron and manganese stain laundry and household water fixtures
- Taste: iron and manganese cause a metallic taste in water
- Appearance: they will often give an oily appearance, or "crusty" sheen to the water's surface
- Clogging: iron and manganese support the growth of bacteria that is not considered a health risk, but can clog strainers, pumps, and valves

Iron in water is not a health hazard by itself but it may increase the hazard of pathogenic organisms, since many of these organisms require iron to grow. Manganese in large doses causes headaches, apathy, irritability, insomnia, and weakness of the legs. Long-term heavy exposure may result in a nervous-system disorder.

The EPA has established "secondary" standards for iron and manganese in drinking water. These limits are based on aesthetic concerns, such as staining, taste and odor, etc., and are as follows:

- Iron = 0.30 mg/L
- Manganese = 0.05 mg/L

EPA has not set health standards for either iron or manganese in drinking water.

Volatile Organic Compounds

Volatile organic compounds (VOCs) are considered human-made contaminants. The primary source of VOCs in the environment is from industrial activities. When VOCs are spilled or dumped, a portion evaporates, but some soaks into the ground. Once in the soil, VOCs can be transported to the water table via percolation. This group includes a

wide range of individual contaminants; as a result the water quality standards reflect this wide range.

Surface Water Quality

In general, changes in land use will result in changes in water quality. There is a strong correlation between decreasing water quality and increasing development. As more land is developed and more impervious surfaces are created, groundwater recharge is affected as well as the volume, rate, and quality of surface water runoff. Urban runoff flows into storm drains and in most cases flows directly to creeks, rivers, lakes, and the ocean. Polluted runoff can have harmful effects on drinking water, recreational water, and wildlife. The EPA *National Water Quality Inventory* has identified runoff from development as one of the leading sources of water quality impairment. Urban runoff was ranked as the sixth leading source of impairment in rivers, fourth leading source of impairment in lakes, and the second in estuaries.

The water quality of the Ballona Creek Watershed, and specifically Ballona Creek, reflects the degree of human modification that has occurred in the watershed. As directed by the federal *Clean Water Act* (CWA), the State Water Resources Control Board (SWRCB) adopts a list of impaired water bodies (the 303(d) list) for the state of California, which currently includes Ballona Creek. The list was most recently update in 2002 (adopted in 2003) and identifies water quality impairments including trash, metals, pathogens, and organic pesticides. Specifically, high levels of dissolved solids, chlorides, sulfates and heavy metals have been recorded in the Watershed. During wet weather, measurements of copper, lead, and zinc have regularly exceeded values set in the California Toxic Rule. These elevated contaminate levels restrict the beneficial uses of the watershed.

Groundwater Quality

Santa Monica Subbasin

Groundwater quality surveys were conducted in 2003 by the California Department of Water Resources. The results from this survey provided groundwater quality information for the three subbasins accessible to the City of Beverly Hills. The average concentration of TDS from seven public wells was 916 mg/L. In addition 12 wells were sampled for both VOCs and radiological contaminants. Nine of the 12 wells were found to be above the maximum contaminant level (MCL) for VOCs and one well exceeded the MCL for radiological contaminants. Thirteen public wells were also analyzed for inorganic contaminants, pesticides, and nitrates. None of these wells had concentrations above the maximum contaminate level.

Hollywood Subbasin

A public well in the Hollywood Subbasin analyzed for TDS in 1998 reported a concentration of 526 mg/L. The City of Beverly Hills resumed extracting water from the Hollywood Subbasin in April of 2003. Currently, the City receives about ten percent of its water supply from this groundwater resource. According to the Beverly Hills Water

Quality Consumer Confidence Report, this subbasin also has measurable levels of radiological materials; however, reported concentrations were well below the maximum contaminant level.

Central Subbasin

The TDS concentration, measured from 293 wells across the Central Basin, ranges from 200 to 2,500 mg/L, with an average concentration of 453 mg/L. Additionally, approximately 300 wells were analyzed for inorganic and radiological contaminants, nitrates, pesticides, and VOCs. The concentration of inorganic contaminants in 15 wells exceeded the maximum contaminant level. Likewise, the MCL for VOCs was exceeded in 43 wells in this subbasin. Radiological contaminants were above the maximum contaminant level in one well and nitrate concentrations were above the MCL in two wells.

■ Regulatory Setting

Federal

Safe Drinking Water Act

The *Safe Drinking Water Act* (SDWA) and subsequent amendments authorize the Environmental Protection Agency (EPA) to set health-based standards or maximum contaminant levels (MCL) for drinking water to protect public health against both naturally-occurring and man-made contaminants. EPA administers the SDWA at the federal level and establishes MCLs for bacteriological, inorganic, organic and radiological contaminants (United States Code Title 42, and Code of Federal Regulations Title 40). California EPA administers and enforces the drinking water program and has adopted its own SDWA, which incorporates the federal SDWA requirements including some requirements specific only to California (California Health and Safety Code, Section 116350 and related sections).

The California Office of Environmental Health Hazard Assessment (OEHHA) is initiating evaluation for several chemicals for which new MCLs have been promulgated by the EPA, which triggers a requirement that OEHHA prepare a Public Health Goal (PHG) designed to define the level of pollutant at which no adverse health effect is expected to occur. PHG levels are concentrations of chemicals in drinking water that are not anticipated to produce adverse health effects following long-term exposures. These goals are advisory but must be used as the health basis to update the state's primary drinking water standards (MCLs) by the California Department of Health Services (DHS) (Health and Safety Code Section 116365(b)(1). In addition, re-review, as required by Health and Safety Code Section 116365(e)(1), is being initiated for chemicals for which initial PHGs were published in 1997 and 1999. Risk assessments are being initiated for the chemicals listed below that are newly regulated:

- Bromate
- Chlorite

- Haloacetic acid
- Nitrosodimethylamine (NDMA)

A list of all public health goals can be found at: <http://www.oehha.ca.gov/water/ohg/allphgs.html>.

Federal Clean Water Act

The federal CWA is designed to restore and maintain the chemical, physical, and biological integrity of the nation's waters. The CWA also directs states to establish water quality standards for all "waters of the United States" and to review and update such standards on a triennial basis. Other provisions of the CWA related to basin planning include Section 208, which authorizes the preparation of waste treatment management plans, and Section 319, which mandates specific actions for the control of pollution from nonpoint sources. The EPA has delegated responsibility for implementation of portions of the CWA to the SWRCB and the Regional Water Quality Control Board (RWQCB), including water quality control planning and control programs, such as the National Pollutant Discharge Elimination System (NPDES) Program.

Section 303 of the CWA requires states to adopt water quality standards for all surface waters of the United States. Section 304(a) requires the EPA to publish water quality criteria that accurately reflect the latest scientific knowledge on the kind and extent of all effects on health and welfare that may be expected from the presence of pollutants in water. Where multiple uses exist, water quality standards must protect the most sensitive use. Water quality standards are typically numeric, although narrative criteria based upon biomonitoring methods may be employed where numerical standards cannot be established or where they are needed to supplement numerical standards.

Section 303(c)(2)(b) of the CWA requires states to adopt numerical water quality standards for toxic pollutants for which EPA has published water quality criteria and which reasonably could be expected to interfere with designated uses in a water body.

All projects resulting in discharges, whether to land or water, are subject to Section 13263 of the California Water Code and are required to obtain approval of Waste Discharge Requirements (WDRs) by the RWQCBs. Land and groundwater-related WDRs (i.e., non-NPDES WDRs) regulate discharges of privately or publicly treated domestic wastewater and process and wash-down wastewater. WDRs for discharges to surface waters also serve as NPDES permits, which are further described below.

Responsibility for the protection of basin water quality in California rests with the SWRCB and nine RWQCBs. The SWRCB establishes statewide policies and regulations for the implementation of water quality control programs mandated by federal and state water quality statutes and regulations. The RWQCBs develop and implement Water Quality Control Plans (Basin Plans) that consider regional beneficial uses, water quality characteristics, and water quality problems. The Los Angeles Basin Plan implements a number of federal and state laws, the most important of which are the state *Porter-Cologne Water Quality Control Act* and the federal CWA.

NPDES Permits

The NPDES permit system was established in the CWA to regulate both point source discharges (municipal or industrial discharge at a specific location or pipe) and nonpoint source discharges (diffuse runoff of water from adjacent land uses) to surface waters of the United States. For point source discharges, each NPDES permit contains limits on allowable concentrations and mass emissions of pollutants contained in the discharge. For nonpoint source discharges, the NPDES program establishes a comprehensive stormwater quality program to manage urban stormwater and minimize pollution of the environment to the maximum extent practicable (MEP). The NPDES program consists of (1) characterizing receiving water quality, (2) identifying harmful constituents, (3) targeting potential sources of pollutants, and (4) implementing a Comprehensive Stormwater Management Program.

The reduction of pollutants in urban stormwater discharge to the MEP through the use of structural and nonstructural Best Management Practices (BMPs) is one of the primary objectives of the water quality regulations. BMPs typically used to manage runoff water quality include controlling roadway and parking lot contaminants by installing oil and grease separators at storm drain inlets, cleaning parking lots on a regular basis, incorporating peak-flow reduction and infiltration features, such as grass swales, infiltration trenches, and grass filter strips into landscaping, and implementing educational programs. Currently, the City of Beverly Hills is a co-permittee with all other cities in Los Angeles County on the County's NPDES permit, which was issued in 1990. Under this permit, all co-permittees, including the City of Beverly Hills, are required to develop a Standard Urban Stormwater Mitigation Plan (SUSMP) that includes implementation of thirteen baseline BMPs related to stormwater. These BMPs include the following: (1) catch basin labeling; (2) institution of public reporting program; (3) implementation of a municipal runoff control ordinance; (4) development of public education material; (5) catch basin cleaning; (6) increased trash receptacle usage; (7) increased street sweeping; (8) decreased improper (or increased proper) litter disposal; (9) inspection of restaurants and automobile facilities; (10) removal of dirt, rubbish, and debris from sidewalks by residents; (11) establishment of a recycling program; (12) proper disposal of hazardous waste by residents; and (13) increased water conservation.

NPDES Phase I (General Construction Activity Stormwater Permit)

Phase I of the NPDES Program addresses stormwater runoff from "medium" and "large" municipal separate storm sewer systems (MS4s) generally serving populations of 100,000 or greater, construction activities disturbing 5 acres of land or greater, and ten categories of industrial activities. With respect to the disturbance of five acres of land or greater from construction activities, the SWRCB issued one statewide General Construction Activity Stormwater Permit (on August 20, 1992) to apply to all construction activities. Landowners are responsible for obtaining and complying with the permit but may delegate specific duties to developers and contractors by mutual consent. For construction activities, the permit requires landowners, or their designated agent, to:

- Eliminate or reduce nonstormwater discharges to stormwater systems and other waters of the United States
- Develop and implement a Stormwater Pollution Prevention Plan
- Perform inspections of stormwater control structures and pollution prevention measures

A Stormwater Pollution Prevention Plan (SWPPP), prepared in compliance with the Permit, describes the site, erosion and sediment controls, runoff water quality monitoring, means of waste disposal, implementation of approved local plans, control of post-construction sediment and erosion control measures and maintenance responsibilities, and nonstormwater management controls. Dischargers are also required to inspect construction sites before and after storms to identify stormwater discharge from construction activity and to identify and implement controls where necessary.

NPDES Phase II

New NPDES Phase II stormwater regulations were finalized and issued by the EPA in January 2000 in an effort to continue to preserve, protect, and improve the nation's water resources from polluted stormwater runoff. These new regulations are designed to implement programs to control urban stormwater runoff from additional MS4s in urbanized areas and the operations of small construction sites that were not already covered by Phase I NPDES permits. The main objectives of the Phase II regulations are to reduce the amount of pollutants being discharged to the maximum extent practicable and protect the quality of the receiving waters.

To meet this goal, the permittee must implement a Stormwater Management Program that addresses six minimum control measures, including (1) public education and outreach; (2) public participation/ involvement; (3) illicit discharge detection and elimination; (4) construction site stormwater runoff control for sites greater than one acre; (5) post-construction stormwater management in new development and redevelopment; and (6) pollution prevention/good housekeeping for municipal operations. These control measures will typically be addressed by developing BMPs.

The LARWQCB completed a revision of the NPDES permit for the Los Angeles region in 1996 and 2001. The revised permit is more comprehensive and specific than the previous permit and requires the City to conduct additional employee education and institute a construction site inspection program to help mitigate construction-related stormwater impacts.

Porter-Cologne Water Quality Control Act

The state of California *Porter-Cologne Water Quality Control Act* authorizes the SWRCB to adopt, review, and revise policies for all waters of the state (including both surface and groundwaters) and directs the RWQCB to develop regional Basin Plans. Section 13170 of the California Water Code also authorizes the SWRCB to adopt water quality control plans on its own initiative.

The Los Angeles Basin Plan specifically (1) designates beneficial uses for surface and ground waters, (2) sets narrative and numerical objectives that must be attained or maintained to protect the designated beneficial uses and conform to the state's anti-degradation policy, and (3) describes implementation programs to protect all waters in the region. In cases where the Basin Plan does not contain a standard for a particular pollutant, other criteria are used to establish a standard. Other criteria may be applied from SWRCB documents (e.g., the Inland Surface Waters Plan and the Pollutant Policy Document) or from water quality criteria developed under Section 304(a) of the CWA.

Reclaimed Water Regulations

Within the state of California, reclaimed water is regulated by the U.S. Environmental Protection Agency (EPA), the SWRCB, RWQCBs, and the state Department of Health Services. The SWRCB has adopted Resolution No. 77-1, Policy with Respect to Water Reclamation in California. This policy states that the SWRCB and RWQCBs will encourage and consider or recommend for funding water reclamation projects that do not impair water rights or beneficial in-stream uses.

The RWQCBs implement the SWRCB's Guidelines for Regulation of Water Reclamation and issue waste discharge permits that serve to regulate the quality of reclaimed water based on stringent water quality requirements. The state Department of Health Services develops policies protecting human health and comments and advises on RWQCB permits (RCIP Existing Setting Report and Resolution No. 77-1, Policy with Respect to Water Reclamation in California).

Metropolitan Water District Groundwater Recovery Program

MWD established the Groundwater Recovery Program (GRP), which provides financial assistance to member agencies to improve and enhance the quality of local ground water that does not meet the regulatory standards of the EPA and DHS. The City uses this program to help finance the resumption of utilizing local groundwater. This program enables member agencies to develop local groundwater supplies to reduce the demand on the State Water Project and the Colorado River.⁹³ The City recently opened a reverse osmosis water treatment plant (WTP) in April 2003, which is being subsidized by the MWD as part of this program. The WTP has a 2.7 million gallon per day (MGD) capacity, and may be expanded to 5.4 MGD at a future date, if economically feasible.

Local

Water Conservation Program

The City of Beverly Hills adopted a water conservation program in 1992. The long term goal of the Water Conservation Program is to achieve and maintain a high level of efficiency in water used in the Beverly Hills service area. The specific objectives include the following:

⁹³ City of Beverly Hills Department of Public Works, 2005. Website: www.beverlyhills.org, April.

- Elimination of wasteful practices by customers in water use
- Development and dissemination of information for both current and potential conservation practices that will enhance the efficiency of water use
- Timely implementation of conservation practices which will achieve additional improvement in present water use efficiency

Furthermore, the City has adopted, (but not implemented) a Water Conservation Ordinance which established authority for the City Manager to declare a water shortage and to implement applicable stages of conservation. Details of this plan can be obtained in the City's Urban Water Management Plan. Likewise, the City issues Water Efficient Landscape permits for landscaped areas greater than 2,500 square feet. The permit is issued prior to the final building inspection. The applicant must submit a landscape plan, irrigation plan, and drainage plan certified by a landscape architect or state-certified Landscape Irrigation Auditor. The plan must include the following criteria:

- Plant materials are to be grouped according to water needs
- Erosion and runoff control are addressed
- Irrigation system design is based on water efficiency

When the above criteria are met the Director of Building Safety shall issue a Water Efficient Landscape permit to the applicant. This ordinance has not yet been implemented.

The City of Beverly Hills is also engaged in water conservation through a variety of methods and programs, including but not limited to, corrective measures such as leak reporting and repairs, valve maintenance programs, system operation monitoring, landscape irrigation, rate restructuring, and public information programs. Last year, the City of Beverly Hills signed onto the California Urban Water Conservation Council Memorandum of Understanding as an effort to become more involved with water efficiency practices.

■ Issues

- Increasing urbanization will increase impervious surfaces, increasing stormwater runoff and sedimentation, thereby triggering potential decreases in water quality. Compliance with NPDES permit requirements related to stormwater quality would require implementation of TMDLs by the City, as stormwater discharge and compliance with federal and state regulations are increasing concerns.
- It is estimated that less than 10 percent of irrigation and stormwater runoff goes back into the groundwater table in the Los Angeles region.⁹⁴ This is not sustainable practice.
- Implementation of the Water Efficient Landscape permit requirement, development and dissemination of a water efficient plant list and additional reductions in municipal usage could help in reducing water consumption.

⁹⁴ Beverly Hills, 2003. *Vision 2025 Environmental Sustainability Final Report*. August.

■ References

- Beverly Hills, City of. 1979–1980. *Beverly Hills General Plan*
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- . 2000. *Urban Water Management Plan*
- . 2003. Vision 2025 Environmental Sustainability Final Report. August.
- . 2002. *Water Systems Master Plan*.
- . 2005. *Consumer Confidence Report*.
- California Department of Water Resources. 2003. California’s Groundwater – Bulletin 118, Update 2003.
- Los Angeles, County of. Department of Public Works. 2004. *Ballona Creek Watershed Management Plan*, September.
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www.epa.gov.
- Whatcom County Washington Health Department. 2003. Drinking Water Program, Environmental Health Division.
www.co.whatcom.wa.us/health/environmental/drinking_water/iron.jsp

5.3 TOPOGRAPHY

This section describes the existing topography, slope, and elevation of the Planning Area. Information for this section was obtained from the 2004 Beverly Hills Hazard Mitigation Action Plan, the City's 1987 Geotechnical Report Seismic Safety Element, and the Beverly Hills Geological Survey from the state of California Department of Water Resources.

■ Existing Conditions

Located in the northern portion of Beverly Hills, the Santa Monica Mountains are in the Transverse Ranges Physiographic province, which consist of a complex series of elongated, east/west-trending mountains, such as the Santa Monica Mountains, and intervening valleys. In contrast, the coastal plain of the Los Angeles Basin, located in the southern portion of the City, is part of the peninsular Ranges Physiographic Province. The Peninsular Ranges province consists of northwest/southwest-trending mountains, such as the Santa Ana Mountains, and intervening valleys. The majority of the City lies in a transitional area between the mountains and the coastal plain, along the boundary between the Transverse Ranges and Peninsular Ranges physiographic of Southern California. The transitional area consists of broad coalescing alluvial fans that have developed over geologic time from debris that have been eroded from the Santa Monica Mountains.

The presence of these three distinct physiographic features (the mountains, the alluvial fans, and the Los Angeles coastal plain) within the City provides topographic relief. The lowest point within the City is approximately 120 feet above sea level at Olympic and La Cienega Boulevards and the highest point is approximately 1,400 feet above sea level along Carla Ridge Drive in the Trousdale Estates area of the Santa Monica Mountains.

Topography of the City of Beverly Hills is greatly influenced by the Santa Monica Mountains and the Los Angeles Coastal Basin. Hillside areas north of Sunset Boulevard are characterized by the typical rugged topography of the Santa Monica Mountains with steep sided ridges and narrow ravines or valleys. Areas south of Sunset Boulevard, between Sunset and Santa Monica Boulevards, are flat with a mild slope approximately two to three percent in a south-southeast direction.⁹⁵ Figure 5.3-1 identifies the topographic flow and Figure 5.3-2 provides a slope analysis of the City. South of Santa Monica Boulevard, the terrain flattens as the alluvial fans merge into the coastal plain. The present relatively flat surface of the coastal plain is interrupted in places by tectonically uplifted hills, such as the Beverly (Cheviot) Hills, the Baldwin Hills, and the Palos Verdes Hills.⁹⁶

⁹⁵ City of Beverly Hills Hazard Mitigation Plan, September 2004, p. 159.

⁹⁶ Woodward-Clyde Consultants. Geotechnical Report Seismic Safety Element for the City of Beverly Hills, California, p 2-3.

As shown in Table 5.3-1, approximately 79 percent of the City (approximately 2,882 acres) has a slope gradient between approximately zero and five degrees. This area, located south of Sunset Boulevard, is considered to be easily developed.

<i>Slope</i>	<i>Acres</i>	<i>Percent</i>
0–5	2,882.1	78.8
6–15	482.9	13.2
16–25	169.1	4.6
26–35	103.3	2.8
36–45	17.7	0.5
46–61	0.4	0.0
Total	3,655.5	100.0

SOURCE: City of Beverly Hills, 2005. GIS data. February

Slope gradient in the City gradually increases north of Sunset Boulevard with proximity to the Santa Monica Mountains, increasing from approximately six to 61 degrees. Elevations across the City range from approximately 120 feet to 350 feet from the City’s southern boundary to the area just south of Sunset Boulevard, and from approximately 400 feet to 1,400 feet from the area north of Sunset Boulevard to the northeastern corner of the City at the base of the Santa Monica Mountain range.⁹⁷

Because approximately 21 percent of the City has a slope between five degrees and 61 degrees, the City has developed regulations to protect properties from slope failure and other potential hazards (see Local Regulations below). Section 6.2 of this Technical Background Report, “Seismic Hazards,” presents the locations where landslides may occur and outlines the regulations in place to protect the public from the effects of seismic hazards, including ground shaking, liquefaction, landslides, subsidence, or other hazards caused by earthquakes.

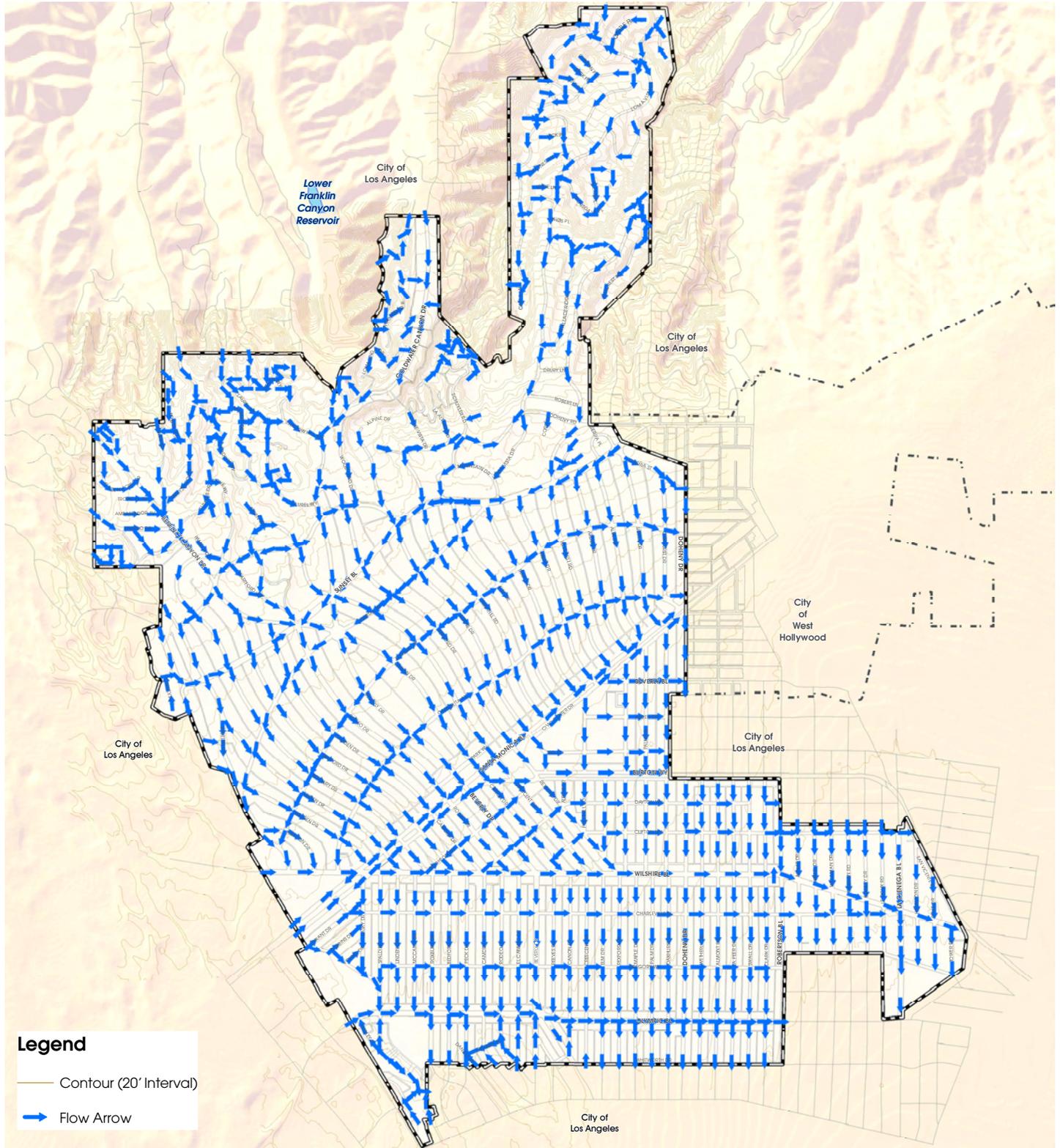
■ Regulatory Context

Local Regulations

Beverly Hills Municipal Code

Chapter 36 of the City’s Amendments to the California Building Code establishes the Hillside Building District with special regulations unique to the City’s hillside areas. Sections within the chapter discuss geological and foundation investigations required, yard drainage, and gutter and downspout requirements.

⁹⁷ Beverly Hills 1966 Geological Survey. State of California Department of Water Resources.



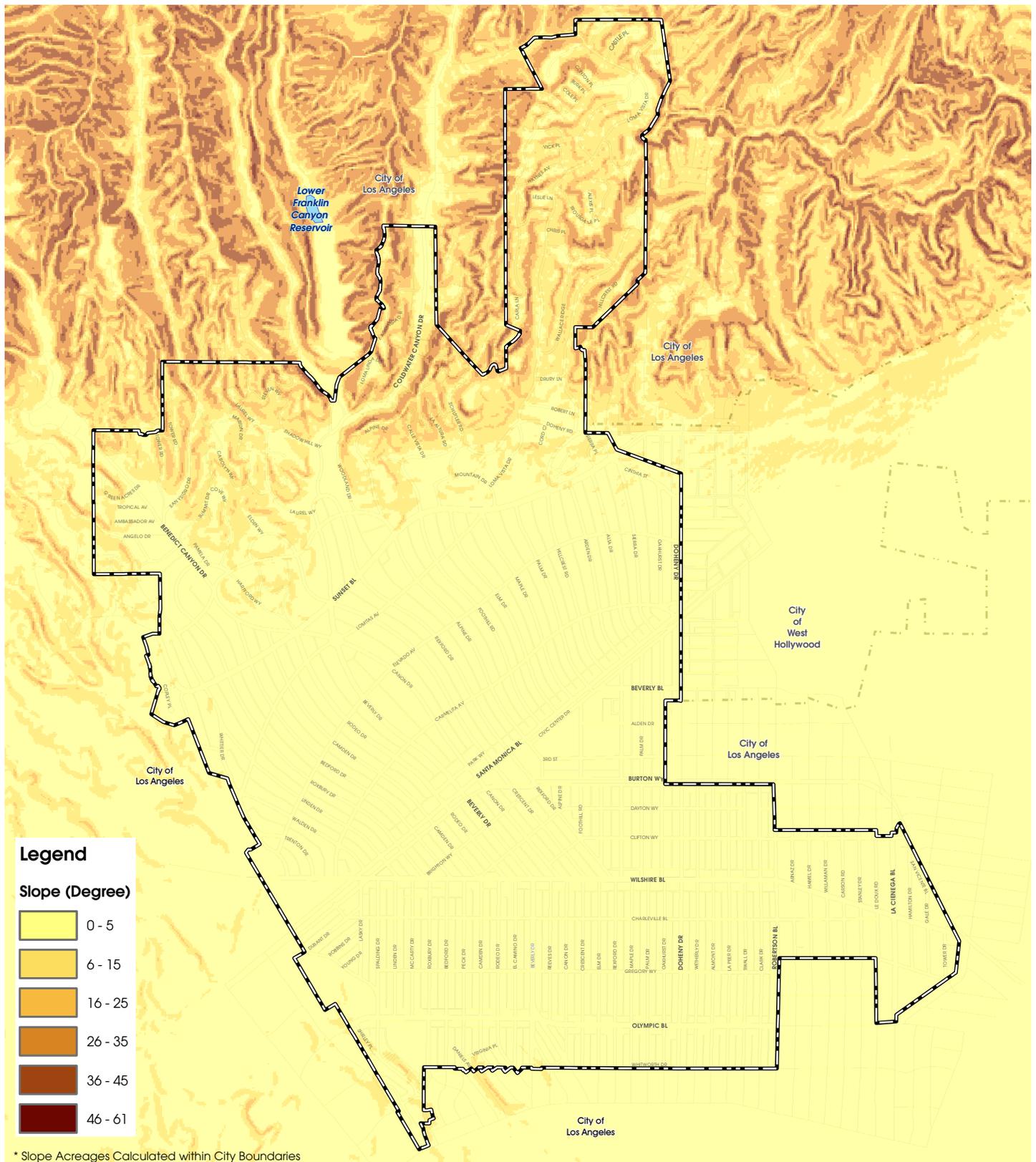
Source: City of Beverly Hills, February 2005

N:\GISProjects\Beverly_Hills_GPU_10600\Topo_Flow.mxd



0 900 1,800 3,600 Feet

Figure 5.3-1



Source: City of Beverly Hills, June 2005

N:\GISProjects\Beverly_Hills_GPU_10600\Slope.mxd



0 900 1,800 3,600 Feet

Figure 5.3-2

In addition, Chapter 4 of Title 10 of the Beverly Hills Municipal Code (BHMC) includes urban runoff and storm water mitigation requirements for new single family residential homes in hillside areas. Mitigation measures include conserving natural areas, protecting slopes and channels, providing storm drain system stenciling and signage, diverting roof runoff to vegetated areas before discharge unless the diversion would result in slope instability, and directing surface flow to vegetated areas before discharge unless the diversion would result in slope instability. In addition, new single-family hillside residential developments of one acre or more of surface area shall be designed to implement post-construction treatment controls that meet the standards set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) and the current municipal National Pollutant Discharge Elimination System (NPDES) permit, to mitigate storm water pollution.

Chapter 3 of Title 10 contains provisions for grading and erosion control, and special grading regulations for the Hillside R-1 area and the Trousdale Estates area of the City. For example, for site areas located in Trousdale Estates, no grading which requires a grading permit shall be performed in any area which has a slope that exceeds 1 vertical foot for each 5 horizontal feet. In addition, it is not permitted to increase the height of a level pad above the existing elevation on any lot in the Trousdale Estates.

Other sections in the BHMC with specific development standards in the hillside areas address height and view obstruction, porches and decks, garages and parking, walls, fences and hedges, game courts and fences, building materials, landform alterations, and setbacks.

■ Issues

- Due to the City's steep hillside and mountainous areas, fire, floods, and landslides propose a hazard for the City. The City currently has mitigation strategies that are outlined in the Municipal Code and 2004 Hazard Mitigation Plan, which need to be implemented and continually updated.

■ References

Beverly Hills 1966 Geological Survey. State of California Department of Water Resources.

City of Beverly Hills, 2005. GIS Data. February.

City of Beverly Hills Hazard Mitigation Plan, September 2004.

Woodward-Clyde Consultants. Geotechnical Report Seismic Safety Element for the City of Beverly Hills, California.

5.4 VISUAL RESOURCES

This section describes the existing visual environment of the City of Beverly Hills and its surroundings. The scenic resources within the City include a variety of natural and man-made elements that serve as visual landmarks and contribute to the unique character of the City as well as the viewsheds to those elements. Although specific visual resources in the City are identified in this section, it is not intended to provide an exhaustive inventory, as the nature of these resources is somewhat subjective and not easily quantified. Existing regulations associated with visual resources, as well as issues and opportunities related to the formulation of policies regarding visual resources are discussed in this section.

■ Overview of Scenic Resources

Visual resources are an important component of the quality of life of any geographic area. As users experience a place, their primary sensory interaction with that place is visual in nature. A wide variety of shapes, colors, and textures form the views of and from the City of Beverly Hills, including hillsides, structures, roadways, and vegetation. Some of these resources are described below.

“Aesthetic value” refers to the perception of the natural beauty of an area, as well as the elements that create or enhance its visual quality. While aesthetic value is subjective, it is typically included as a criterion for evaluating those elements that contribute to the quality that distinguishes an area. Most communities identify scenic resources as an important asset, although what is considered “scenic” may vary according to its environmental setting.

“Scenic resources” can include natural open spaces, topographic formations, and landscapes. These are resources that can be maintained and enhanced to promote a positive image in the future. Many people associate natural landforms and landscapes with scenic resources, such as oak woodlands, lakes, rivers, streams, and some historical areas. Scenic resources can also include urban open spaces and the built environment. Examples of these would include parks, trails, and pathways, nature centers, archaeological, and architectural features.

“Viewsheds” constitute the range of vision in which scenic resources may be observed. They are defined by physical features that frame the boundaries or context to one or more scenic resources. A region’s topography can lend aesthetic value through the creation of public view corridors of ridgelines and mountains and through the visual backdrop created by mountains and hillsides. Viewsheds and scenic vistas may include views of a range of resources, whether natural or man-made, and are also considered important scenic resources for preservation.

■ Existing Conditions

The City of Beverly Hills offers a variety of natural and man-made aesthetic resources that are visible to those walking, cycling, or driving through the City. The City has a rich architectural heritage, and contains a variety of building types and designs, representing a range of time periods and architectural style, as well as landmarks, such as the Business Triangle and Rodeo Drive shopping area, and some of the most beautiful residential neighborhoods in Southern California. The preservation and maintenance of the man-made and natural aesthetic resources are important components of maintaining the quality of life in this community.

While the City includes areas of moderately dense urban development, particularly along Wilshire and Santa Monica Boulevards, it maintains the characteristics of an upper class residential community, with large residential areas along the northern portion of the City. The City's major scenic resources are those associated with the residential and public landscaping located within the City's boundaries. Memorable and distinctive scenery provides residents with a sense of place and identity, heightening the feeling of belonging and instilling a sense of uniqueness. In addition, the City's landscaping typically provides a sense of spaciousness that offsets the effects of the density of development that exists. In effect, for those areas which are characterized by dense landscaping, nearby structures appear less obtrusive.

Natural Elements

Beverly Hills lies on the land known in the early nineteenth century as the Rancho Rodeo de las Aguas, the "gathering of waters" from present-day Benedict, Coldwater, and other canyons near the site of what is now the Beverly Hills Hotel. As discussed in Section 7.0, one of the City's greatest aesthetic resources is the elaborate network of landscaping and vistas which fosters a sense of spaciousness within an urban setting, differentiating this community from others. The impressive rows of palms and other trees along the wide curved streets are mainly due to the efforts of landscape architect, Raymond E. Page, who was involved in planting them from 1919 through the early 1950s. (Gebhard et al. 2003) This elaborate residential landscaping, together with the City's own efforts comprises the fabric of this garden setting of the City. From the boulevards and streets that traverse the City to the vistas in the northern foothills, long distance views onto the City are filled with trees and developed areas.

Mountains

The City is located at the base of the Santa Monica Mountains. The Santa Monica Mountains rise above Los Angeles, widen to meet the curve of Santa Monica Bay and reach their highest peaks facing the ocean. The portion of the City located north of Sunset Boulevard is characterized by typical rugged topography of the Santa Monica Mountains with steep ridges and narrow valleys. The elevation in this area is generally 600 – 1300 feet above mean sea level (USGS 1966). The play of light and shadow throughout

the day changes the views from one minute to the next. This effect is enhanced by the highly textured nature of the slopes, which are generally covered by low scrub.

Open Space

Open space areas provide visual relief from urbanized areas and can provide views for motorists, pedestrians, and residents. The City is in an urbanized setting and therefore is limited in the amount of open space areas located within its boundaries. However, parks, schoolyards, and landscaped developments are also considered scenic resources because of their visual importance to the surrounding areas. The landscaping quality, size, and configuration of open space and contrast to adjacent uses and spaces contribute to their importance. Parks are interspersed throughout the City, with the majority of the parks located in the southern portion of the City, in the more densely populated areas. These parks are further discussed in Chapter 4 (Community Services). The locations of the City's parks are illustrated in Figure 4.2-1.

Parkways and Street Trees

Urban parkways are streets in which the presence of high quality landscaping lends a positive visual character, such as the landscaped park-like areas along Santa Monica Boulevard between Wilshire Boulevard and the transition to the City of West Hollywood. Major urban parkways usually have planted medians that add a distinctive character of green space to what otherwise would be a simple asphalt street. Secondary urban parkways include locations where mature trees dominate the streetscape.



The City of Beverly Hills has been a Tree City USA award recipient for 17 consecutive years. The City's Street Tree Master Plan is summarized in Section 4.2 (Parks and Recreation) of this Technical Background Report. As discussed in that Section, the Master Plan outlines the management of the City's "urban forest", which



is composed of the trees along the parkways and streets, both in residential and commercial areas of the City, as well as the trees in the public parks.

Examples of beautiful residential tree-lined streets in Beverly Hills include Maple Drive, between Sunset Boulevard and Santa Monica Boulevard, which has a mature canopy of camphor street trees, and Palm Drive, between Santa Monica Boulevard and Burton Way, which also has a mature canopy of jacaranda trees. There are also tree-lined commercial streets, such as the recently planted tipu and palm trees throughout the Business Triangle area.

Views and Vistas

The City of Beverly Hills is characterized by rugged hillside areas to the north with relatively flat areas in the remainder of the City. Elevations range from approximately 120 feet to 350 feet from the City's southern boundary to the area just south of Sunset Boulevard, and from approximately 400 feet to 1,400 feet from the area north of Sunset Boulevard to the northeastern corner of the City at the base of the Santa Monica Mountain range.⁹⁸ With the exception of the northern hillside areas, the majority of the City (approximately 79 percent) has a ground slope between approximately zero and five percent. Views onto and across the City include views of the foothills and mountains that are situated in the northern portion of the City and adjacent communities. The City is built-out and characterized with up-scale residential and commercial uses.

Viewsheds

The significant topographic and natural resources in the City provide local viewsheds for residents within their neighborhoods. Examples of local viewsheds include views from and to hillsides and ridgelines. Another type of local viewshed includes views that are contained within a single canyon, providing a singular visual experience to the viewer standing within the canyon. Benedict Canyon Drive is an example of such a viewshed as it provides local views of the canyon and slopes.

Scenic Highways

California's Scenic Highway Program was created in 1963, and the scenic highway designation serves to protect and enhance California's natural scenic beauty and to protect the social and economic values provided by the state's scenic resources. Presently, there are no scenic highways officially designated by the state within Beverly Hills; however, Santa Monica Boulevard, east of Wilshire Boulevard, has been identified as a potential scenic highway in the existing General Plan due to the views of the linear Beverly Gardens Park with its fountains at either ends of the street.

The status of a state scenic highway changes from eligible to officially designated when the local jurisdiction, in this case the City of Beverly Hills, adopts a scenic corridor protection program, applies to the California Department of Transportation (Caltrans) for scenic highway approval, and receives notification from Caltrans that the highway has been designated as a Scenic Highway. When a city or county nominates an eligible scenic highway for official designation, it must identify and define the scenic corridor of the highway. The agency must also adopt ordinances to preserve the scenic quality of the corridor or document such regulations that already exist in various portions of local codes. These ordinances make up the scenic corridor protection program.

As such, until such time as the City adopts an ordinance to preserve the scenic quality of Santa Monica Boulevard, it is not recognized as a state designated scenic highway, and does not receive the protection afforded to such a designation (such as encroachment of

⁹⁸ Beverly Hills 1966 Geological Survey, State of California Department of Water Resources.

inappropriate land uses). Although Santa Monica Boulevard is not afforded this designation, the Beverly Gardens Park is a municipal park under the control of the City and, thus, is protected from future development.

In addition, it is important to note that the County of Los Angeles has designated two streets that traverse the City as “second priority” scenic highways in their existing General Plan, which include Wilshire and Sunset Boulevards. The County does not have legal power to designate roads within incorporated cities, and it is assumed that if any actions were taken for these streets, it would occur within the unincorporated areas. The County’s General Plan is currently being updated, and the status of these designations is unknown.

Scenic Drives and Vistas

Scenic drives provide views of a wide variety of topographic and biological variation. Extended, sometimes uninterrupted views of wide expanses of land are often available, as well as more intimate vistas along shorter, more secluded road segments. These drives provide not only an important scenic resource for residents, but are often the only aesthetic experience for visitors.

Scenic drives in Beverly Hills can be found along roads through various canyons, including Benedict Canyon and Coldwater Canyon Drives. These Canyons offer views of residential areas with lush vegetation and glimpses of native vegetation such as chaparral. Both generally run in a north/south direction into the Santa Monica Mountains, and offer a visual asset for both motorists and residents.

Manmade Elements

Manmade elements such as historic buildings and landmarks, freeways and scenic highways, as well as scenic drives and vistas are considered visual resources. These elements are further described below.

Historic Resources and Landmarks

As discussed in Section 5.6 (Historic Resources), the City of Beverly Hills has many buildings of architectural, historic, biotic, landmark, or cultural significance. Not only are these sites historical and cultural resources, but many can be considered scenic resources, as they are representative of and provide glimpses into the City’s rich past. Historical resources can help to define the visual character of an area by contributing to a sense of place, maintaining a visual link to an area’s past, and providing glimpses of historical views. Historic resources that can be considered of scenic value include, but are not limited to

- Greystone Mansion and Park
- Robinson Estate Gardens
- Regent Beverly Wilshire Hotel
- Anderton Court shops (designed by Frank Lloyd Wright)
- Beverly Hills Post Office

- Beverly Gardens
- Margaret Herrick Library (former Water Treatment Plant)

Additional discussion of the historical significance of these and other historical resources is contained in Section 5.6 (Historical Resources) of this document.

A landmark is a significant reference point, often represented by a structure, landscape feature, or freestanding element, which provides a point of reference in identifying a particular area or destination. Landmarks commonly have singularity, allowing them to be distinguished from features surrounding them. They also provide visual and functional reference for residents and visitors within the community, contributing to a distinct sense of place. Landmarks often have architectural, historical, and/or cultural significance. Although not all are officially designated as historical landmarks, many of the historic places and features described above would be considered landmarks. Another example of a landmark would include the Rodeo Drive shopping area.

■ Regulatory Setting

Federal

No existing federal regulations pertain to the visual resources within the City.

State

California Scenic Highway Program

In 1963, the California legislature established the California Scenic Highway Program through Senate Bill 1467. This Senate Bill added Section 260 *et seq.* to the Streets and Highway Code. In these statutes, the state proclaims its intent to:

...establish the State's responsibility for the protection and enhancement of California's natural scenic beauty.

After it is determined that a proposed highway satisfies the qualifications for Scenic Highway designation, the local jurisdiction, with support of its citizens, must adopt a program to protect the scenic corridor. The zoning and land use along the highway must meet the state's minimum requirements for scenic highway corridor protection. The five legislatively required standards for scenic highways under Section 261 of the Streets and Highways Code are as follows:

- Regulation of land use and density of development (i.e., density classifications and types of allowable land uses)
- Detailed land and site planning (i.e., permit or design review authority and regulations for the review of proposed developments)
- Prohibitions of off-site outdoor advertising and control of on-site outdoor advertising
- Careful attention to and control of earthmoving and landscaping (i.e., grading ordinances, grading permit requirements, design review authority, landscaping and vegetation requirements)

- The design and appearance of structures and equipment (i.e., placement of utility structures, microwave receptors, etc.)

As stated in Section IV of Caltrans’ “Guidelines for the Official Designation of Scenic Highways,” a Scenic Corridor is defined as the area of land generally adjacent to and visible from the highway. It is usually limited by topography and/or jurisdictional boundaries.

County

The County regulates scenic open space in unincorporated areas primarily through its General Plan and Area Plans. Policies and programs of the General Plan directed toward management and protection of the scenic qualities of these areas constitutes the Open Space Plan of Los Angeles County. Open space lands may be subject to additional controls through special management areas such as National Recreation and Forest areas, Significant Ecological Areas (SEAs), mineral resource areas, hazard areas, and areas subject to cultural heritage protection.

Local

The City of Beverly Hills addresses aesthetics considerations for development in the City in many City documents, including the Zoning Code. The Code sets forth specific design guidelines, height limits, building density, building design and landscaping standards, sign regulations, and open space and setback requirements. In two areas defined as the “Trousdale Area” and the “Hillside Area,” additional regulations govern height and protect viewsheds. In addition, all residential and commercial development is reviewed by appointed Commissions and staff for aesthetic impact.

■ Issues

- There is an opportunity for the City and County to jointly nominate Santa Monica Boulevard as a scenic highway under the California Scenic Highway Program. The designation of major scenic roadways that traverse the City could bring benefits such as preservation of the scenic resource, tourism promotion, community image enhancements
- As redevelopment takes place throughout the City, increased densities are likely to occur. Higher densities could lead to obstruction of views.

■ References

Beverly Hills, City of. n.d. *Beverly Hills Municipal Code*.

Gebhard, David and Winter, Robert. 2003. *An Architectural Guidebook to Los Angeles*.

5.5 AIR QUALITY

This section describes the environmental conditions affecting and affected by the existing air quality within the City of Beverly Hills. The regulatory agencies responsible for managing and improving air quality within the City are discussed along with the regulations and plans that have been adopted to improve regional air quality. Data used to prepare this section include the South Coast Air Quality Management District's (SCAQMD's) 2003 Air Quality Management Plan (AQMP) and *CEQA Air Quality Handbook* (1993 edition).

■ Existing Conditions

Meteorology and Climate

The City of Beverly Hills is located within the South Coast Air Basin (Basin), so named because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys or basins below. This area includes all of Orange County and the non-desert portions of Los Angeles, San Bernardino, and Riverside Counties. Bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east, the South Coast Air Basin is an area of high air pollution potential. The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. Air quality within the Basin is primarily influenced by a wide range of emissions sources—such as dense population centers, heavy vehicular traffic, and industry—and meteorology.

The annual average temperature varies little throughout the Basin, ranging from the low to middle 60s, measured in degrees Fahrenheit (°F). With a more pronounced oceanic influence, coastal areas show less variability in annual minimum and maximum temperatures than inland areas. The City of Beverly Hills is located in Los Angeles County, which is in the western portion of the Basin. The annual average temperature in the City ranges from 57.6 to 70.6°F, although temperatures can occasionally exceed 100°F. Typically the hottest and coldest months in the City are in August and January, respectively.

The majority of annual rainfall in the Basin occurs between November and April. Summer rainfall is minimal and generally limited to scattered thundershowers in coastal regions and slightly heavier showers in the eastern portion of the Basin along the coastal side of the mountains. The average rainfall measured at the City varies ranges from 0.0 inches in July to 4.5 inches in February, with an annual average total of 1.45 inches.

The Basin experiences a persistent temperature inversion, which is characterized by increasing temperature with increasing altitude. This inversion limits the vertical dispersion of air contaminants, holding them relatively near the ground. As the sun warms the ground and the lower air layer, the temperature of the lower air layer

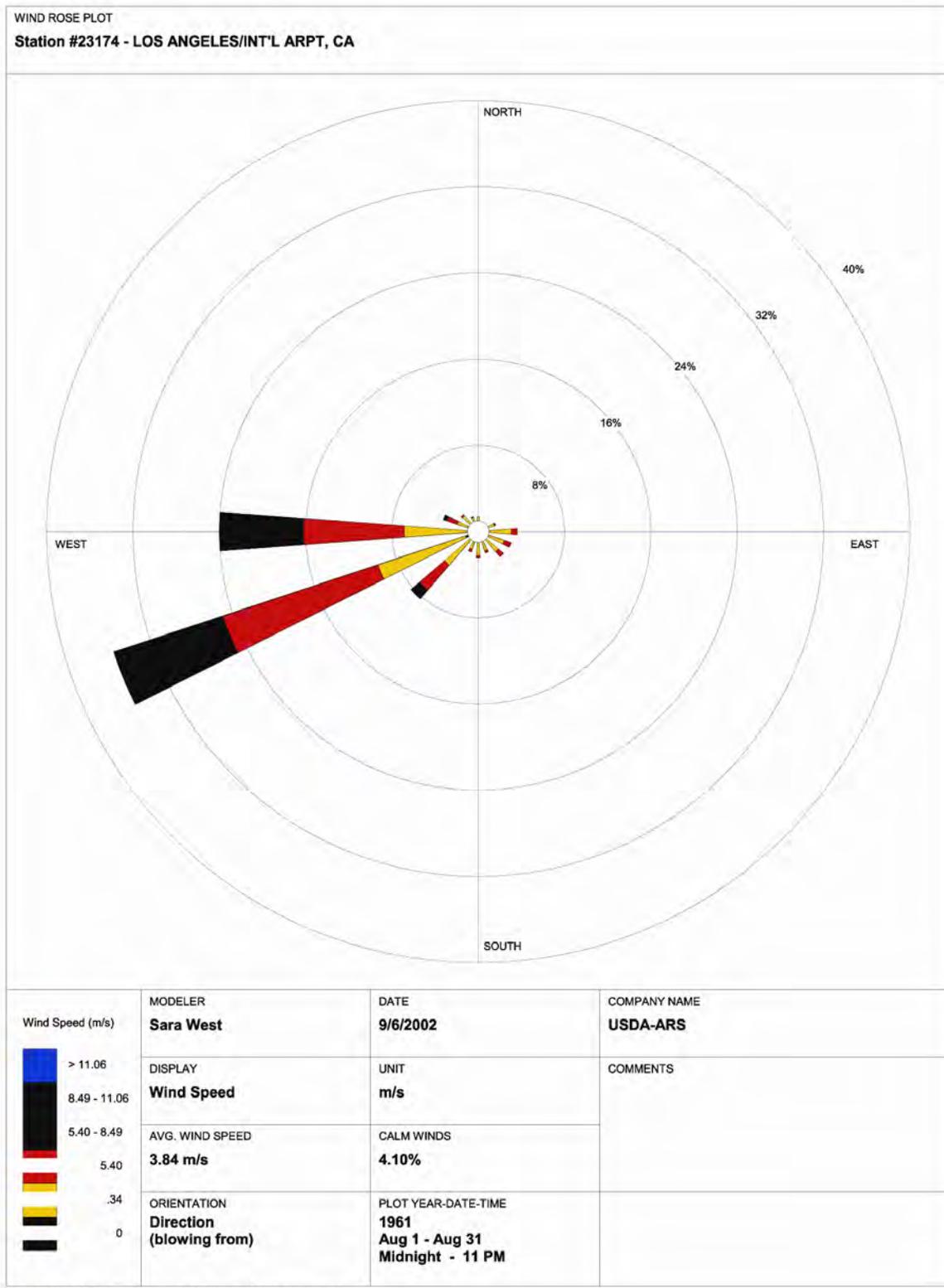
approaches the temperature of the base of the inversion (upper) layer until the inversion layer finally breaks, allowing vertical mixing with the lower layer. Aside from a persistent temperature inversion, the vertical dispersion of air contaminants in the Basin is also affected by wind conditions. The combination of stagnant wind conditions and low inversions produces the greatest pollutant concentrations. On days of no inversion or high wind speeds, ambient air pollutant concentrations are the lowest. During periods of low inversions and low wind speeds, air pollutants generated in urbanized areas in the Basin are transported predominantly on shore into Riverside and San Bernardino Counties. The Santa Ana winds, which are strong and dry north or northeasterly winds that occur during the fall and winter months, also disperse air contaminants in the Basin. The Santa Ana conditions tend to last for several days at a time.

Wind speeds in the City of Beverly Hills average about six miles per hour (mph), with average wind speeds slightly higher in the summer than the winter season. According to wind data collected at the Los Angeles International Airport, wind speeds rarely exceed 18 mph at any time. The City and its surrounding area also experience a typical daily wind pattern that is a daytime onshore sea breeze. While nighttime land breezes can also occur, wind in the Los Angeles area is almost exclusively from the west. This regime is broken only by occasional winter storms and infrequent strong northeasterly Santa Ana winds from the mountains and deserts north of the Basin. A diagram showing wind directions and speeds for the Los Angeles area is in Figure 5.5-1. The wind rose diagram includes frequencies symbolizing wind directions. Each frequency in the figure shows the direction from which the wind is blowing.

Air Quality Background

Air pollutant emissions within the South Coast Air Basin are generated by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources.

Point sources are usually subject to a permit to operate from the SCAQMD, occur at a specific identified location, and are usually associated with manufacturing and industry. Examples of point sources are boilers or combustion equipment that produce electricity or generate heat, such as heating, ventilation, and air conditioning (HVAC) units. Area sources are widely distributed and produce many small emissions, and they do not require permits to operate from the SCAQMD. Examples of area sources include residential and commercial water heaters, painting operations, portable generators, lawn mowers, agricultural fields, landfills, and consumer products such as charcoal lighter fluid and hair spray, the area-wide use of which contributes to regional air pollution.



Source: KAKU Associates, 2005

N:\GISProjects\Beverly_Hills_GPU_10600\Basemap.mxd



Figure 5.5-1

Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources are those that are legally operated on roadways and highways. Off-road sources include aircraft, ships, trains, racecars, and construction vehicles. Mobile sources account for the majority of air pollutant emissions within the Basin. Air pollutants can also be generated by the natural environment such as when fine dust particles are pulled off the ground surface and suspended in the air during high winds.

Both the federal and state governments have established ambient air quality standards for outdoor concentrations of specific pollutants, referred to as “criteria pollutants,” in order to protect public health. The national and state ambient air quality standards have been set at concentration levels to protect the most sensitive persons from illness or discomfort with a margin of safety. Applicable ambient air quality standards are identified later in this section. The SCAQMD is responsible for bringing air quality within the South Coast Air Basin into attainment with national and state ambient air quality standards.

The criteria pollutants for which federal and state standards have been promulgated and that are most relevant to air quality planning and regulation in the South Coast Air Basin are ozone, carbon monoxide, fine suspended particulate matter, sulfur dioxide, and lead. In addition, toxic air contaminants are of concern in the air basin. Each of these is briefly described below.

- *Ozone* is a gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- *Carbon Monoxide (CO)* is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, and motor vehicles operating at slow speeds are the primary source of CO in the air basin, the highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- *Fine Suspended Particulate Matter (PM₁₀)* and *Fine Suspended Particulate Matter (PM_{2.5})* consist of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter, respectively. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. However, in populated areas, most PM₁₀ is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.
- *Nitrogen dioxide (NO₂)* is a nitrogen oxide compound that is produced by the combustion of fossil fuels, such as in internal combustion engines (both gasoline and diesel powered) as well as point sources, especially power plants. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere.

As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitors.

- *Sulfur dioxide (SO₂)* is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When sulfur dioxide oxidizes in the atmosphere, it forms sulfates (SO₄). Together, these pollutants are referred to as sulfur oxides (SO_x).
- *Lead (Pb)* occurs in the atmosphere as particulate matter. The combustion of leaded gasoline is the primary source of airborne lead in the Basin. The use of leaded gasoline is no longer permitted for on-road motor vehicles so most such combustion emissions are associated with off-road vehicles such as racecars. Other sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and secondary lead smelters.
- *Toxic Air Contaminants* refer to a diverse group of air pollutants that are capable of causing chronic (i.e., of long duration) and acute (i.e., severe but of short duration) adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. Toxic air contaminants are different than “criteria” pollutants in that ambient air quality standards have not been established for them, largely because there are hundreds of air toxics and their effects on health tend to be local rather than regional.

Existing Regional Air Quality

Measurements of ambient concentrations of the criteria pollutants are used by the United States Environmental Protection Agency (U.S. EPA) and the California Air Resources Board (ARB) to assess and classify the air quality of each air basin, county, or, in some cases, a specific urbanized area. The classification is determined by comparing actual monitoring data with federal and state standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in “attainment” in that area. If the pollutant exceeds the standard, the area is classified as a “nonattainment” area. If there are not enough data available to determine whether the standard is exceeded in an area, the area is designated “unclassified.”

The entire Basin is designated as a national-level extreme nonattainment area for ozone, meaning that national ambient air quality standards are not expected to be met for more than 17 years, and a nonattainment area for CO and PM₁₀. The Basin has recently improved from nonattainment to attainment status with respect to the national standard for nitrogen dioxide (NO₂), a pure form of NO_x. The Basin is a state-level nonattainment area for ozone, CO (Los Angeles County only), and PM₁₀. It is in attainment of both the national and state ambient air quality standards for SO₂ and lead.

Existing Local Air Quality

The SCAQMD divides the Basin into 38 source receptor areas (SRAs) in which 32 monitoring stations operate to monitor the various concentrations of air pollutants in the Basin. Pollutant levels vary widely at each SRA depending on location and time of year. The highest levels of ozone and particulate matter are generally recorded in SRAs in the interior valleys during warm, stable periods in summer and autumn. Particulate matter can be generated in large amounts by construction activity, especially that involving grading of land. In Beverly Hills, grading of hillsides is common and can potentially have harmful effects on adjacent receptors. Carbon monoxide concentrations are highest near heavy traffic on freeways or near large business districts. The most congested intersections in Beverly Hills—those that experience very high traffic volumes and low levels of service during peak hours—could potentially create CO “hotspots” where the ambient air quality standards for CO are temporarily exceeded. Any hotspots would have the potential to adversely affect nearby sensitive uses.

The City of Beverly Hills is located within SRA 2, which covers the northwest coastal Los Angeles County area. Ambient air pollutant concentrations within SRA 2 are monitored at the Veterans Administration building in West Los Angeles, which is approximately 3.93 miles west of the City. Of the air pollutants discussed previously, only ambient concentrations of ozone, CO, and NO₂ are monitored in SRA 2. Table 5.5-1 (Summary of Ambient Air Quality in Northwest Coastal Los Angeles County Area) identifies the national and state ambient air quality standards for relevant air pollutants along with the ambient pollutant concentrations that have been measured within SRA 2 through the period of 2002 to 2004. As shown, the national 1-hour ozone standard was exceeded within SRA 2 a total of one day over the last three years, while the state 1-hour ozone standard was exceeded within SRA 2 a total of 17 days over the last three years. In addition, the national 8-hour ozone standard was exceeded within SRA 2 a total of two days over the last three years. No other federal or state standards for CO or NO₂ have been exceeded within SRA 2 during this time.

The ARB also collects emissions data and compiles it into inventories by county. These annual emission inventories show which sources are the biggest emission contributors and assist in air quality planning activities. A summary of the most recent annual emission inventory for Los Angeles County is shown below.

As shown above in Table 5.5-2, mobile sources account for the majority of criteria pollutant emissions in the County with the exception of PM₁₀.

In the City of Beverly Hills, emissions of criteria pollutants would follow the same general pattern as the rest of Los Angeles County. The City does not include large stationary sources such as industrial or manufacturing uses, so its emission inventory would be dominated by area and mobile sources. Emissions generated within the jurisdiction of Beverly Hills would be only a small portion of the County’s overall emission inventory.

Table 5.5-1 Summary of Air Quality Data for Northwest Coastal Los Angeles County

Air Pollutants Monitored Within SRA 2—Northwest Coastal Los Angeles County ^a	Year		
	2002	2003	2004
Ozone (O₃)			
Maximum 1-hour concentration measured	0.118 ppm ^b	0.134 ppm	0.107 ppm
Number of days exceeding national 0.12 ppm 1-hour standard	0	1	0
Number of days exceeding state 0.09 ppm 1-hour standard	1	11	5
Maximum 8-hour concentration measured	0.077 ppm	0.104 ppm	0.089 ppm
Number of days exceeding national 0.08 ppm 8-hour standard	0	1	1
Carbon Monoxide (CO)			
Maximum 8-hour concentration measured	2.73 ppm	2.79 ppm	2.33 ppm
Number of days exceeding national 9.5 ppm 8-hour standard	0	0	0
Number of days exceeding state 9.0 ppm 8-hour standard	0	0	0
Nitrogen Dioxide (NO₂)			
Maximum 1-hour concentration measured	0.113 ppm	0.119 ppm	0.086 ppm
Number of days exceeding state 0.25 ppm 1-hour standard	0	0	0

SOURCE: ARB 2004. <http://www.arb.ca.gov/adam/cgi-bin/db2www/adamtop4b.d2w/Branch>

^a Ambient concentrations of PM₁₀ and SO₂, are not monitored in SRA 2.

^b ppm = parts by volume per million of air.

Table 5.5-2 2004 Estimated Annual Emissions Summary for Los Angeles County (tons/day)

Source Category	ROG	CO	NO _x	PM ₁₀
Stationary Sources	95.32	69.37	49.18	14.97
Area-Wide Sources	107.40	84.39	19.77	139.30
Mobile Sources	271.41	2458.86	559.96	23.60
TOTAL	474.13	2612.62	628.91	177.88

SOURCE: California Air Resources Board. Website accessed 8/25/05

Existing Toxic Air Contaminants

Toxic air contaminants (TACs) are airborne substances that are capable of causing chronic and acute adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. Toxic air contaminants are different than the “criteria” pollutants previously discussed in that ambient air quality standards have

not been established for them; this is primarily due to the large number of air toxics and the localized nature of the adverse health impacts caused by toxic air contaminant emissions. TACs are typically of greatest concern near facilities that store or use toxic compounds. Mostly, sources such as those described above are generated from manufacturing and industrial uses. Sources of TACs that may create an unacceptable cancer risk must prepare a health risk assessment (HRA) and mitigate their TAC emissions. The most recent list of sources subject to the HRA requirement published by the South Coast Air District shows that there are no such sources within the City of Beverly Hills.⁹⁹

The ARB has also recently identified diesel particulate matter as a TAC. Diesel particulate matter is generated from the burning of diesel fuel. Consequently, sources such as truck-stops, rail yards, loading docks or other places where large numbers of diesel vehicles may congregate may present a TAC hazard as well.

Lifetime cancer risk is defined as the increased chance of contracting cancer over a 70-year period as a result of exposure to a toxic substance or substances. It is the product of the estimated daily exposure of each suspected carcinogen by its respective cancer unit risk. The end result represents a worst-case estimate of cancer risk. The ARB has produced a series of estimated inhalation cancer risk maps based on modeled levels of outdoor airborne toxic pollutant levels. The most recent map, generated for 2001, indicates that a cancer risk in Beverly Hills ranges from 250 persons per million to over 500 persons per million. The largest contributor to this inhalation cancer risk is the emission from diesel engines. This cancer risk is lower than the average cancer risk over the entire South Coast Air Basin, as presented in the MATES-II discussion below.

MATES-II

In 1999, SCAQMD's Multiple Air Toxics Exposure Study in the South Coast Air Basin (MATES-II) investigated region-wide cancer risk. In particular, this study served to quantify the current magnitude of population exposure risk from existing sources of selected air toxic contaminants. The MATES-II study estimated the current average lifetime carcinogenic risk to be 1,400 in one million in the South Coast Air Basin. Mobile sources (e.g., cars, trucks, trains, ships, aircraft, etc.) represent the greatest contributor. According to the MATES-II study, about 70 percent of all risk is attributed to diesel exhaust particulate emissions; about 20 percent to other toxics associated with mobile sources (including benzene, butadiene, and formaldehyde); and about 10 percent of all risk is attributed to stationary sources (which include industries and certain other businesses such as dry cleaners and chrome plating operations). In addition, the differences in carcinogenic risk from one site to another within the Basin are much more driven by the influence from mobile sources than from stationary sources. The levels of TACs associated with mobile sources are also subject to strong seasonal variations, with elemental carbon (a surrogate for diesel particulates), benzene, and butadiene having

⁹⁹ SCAQMD HRA Risk spreadsheet, http://www.aqmd.gov/prdas/AB2588/pdf/AB2588_HRA_Risk.pdf. Accessed August 25, 2005.

seasonal peaks in the late fall and winter months, while the lowest levels of these TACs are observed during the spring and summer months.

Stationary sources that potentially emit TACs are regulated through performance standards and emission limitations in federal and SCAQMD regulations. Past efforts for regulating mobile sources of toxic air contaminants have provided substantial control of lead emissions. Diesel exhaust particulates have more recently been identified as a TAC. Improvement of fuel efficiency and reformulation of fuels have in the past provided indirect control for TACs from mobile sources. Strategies adopted by the ARB in 2000 provide a framework for future control of diesel exhaust particulates from stationary and mobile sources (ARB 2000).

Sensitive Receptors

Sensitive receptors are populations that are more susceptible to the effects of air pollution than are the population at large. While the ambient air quality standards are designed to protect public health and are generally regarded as conservative for healthy adults, there is greater concern to protect adults who are ill or have long-term respiratory problems and young children whose lungs are not fully developed. According to ARB, sensitive receptors include children less than 14 years of age, the elderly over 65 years of age, athletes, and people with cardiovascular and chronic respiratory diseases. The SCAQMD identifies the following as locations that may contain a high concentration of sensitive receptors: long-term health care facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, child care centers, and athletic facilities. The City of Beverly Hills, which is a built-out urban community, contains a number of each of these different land uses.

Land Use Planning and Air Quality

The land use pattern and density of development affects the amount of air pollutants that are generated by communities. Land uses that are segregated throughout a community increase the number of motor vehicle trips and associated air pollutant emissions since opportunities to walk, ride bicycles, and use public transportation between such uses as homes and work/shopping are generally reduced. Higher density communities often mix residential uses with, or very near, commercial, business, and employment uses, thus reducing people's reliance on motor vehicle use or reducing the distance of necessary vehicle trips. Smaller, higher-density uses also produce less air emissions on a per unit basis from the use of natural gas for space and water heating. Higher-density uses also have smaller properties, which reduce the emissions associated with the use of landscape maintenance equipment. The City of Beverly Hills is an urbanized community that is fully built-out. While the Wilshire corridor in the southern portion of the City contains a mix of land uses (i.e., commercial, residential, and office) that are located in close proximity to each other, the portion of the City north of Santa Monica Boulevard is predominantly comprised of residential uses (see figure 2.1-1, Existing Land Use). As such, people living in residences in the northern portion of the City are more likely to drive to reach their places of employment and to run daily errands.

■ Regulatory Setting

Air quality within the South Coast Air Basin is addressed through the efforts of various federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality within the air basin are discussed below.

Federal

U.S. Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives.

As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP.

State

California Air Resources Board

The California Air Resources Board, a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, the ARB conducts research, sets California Ambient Air Quality Standards, compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. The ARB establishes emissions standards for motor vehicles sold in California, consumer products (e.g., hair spray, aerosol paints, and charcoal lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

Regional

South Coast Air Quality Management District

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the Basin. To that end, the SCAQMD, a regional agency, works directly with the SCAG, county transportation commissions, and local governments and cooperates actively with all federal and state government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emissions

sources, and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. The most recent of these was adopted by the Governing Board of the SCAQMD on August 1, 2003, which updates and revises the previous 1997 AQMP. This AQMP, referred to as the 2003 AQMP, was prepared to comply with the federal *Clean Air Act* and California *Clean Air Act* (CCAA) and amendments, to accommodate growth, to reduce the high pollutant levels in the Basin, to meet federal and state ambient air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The purpose of the 2003 AQMP for the Basin is to set forth a comprehensive program that will lead this area into compliance with all federal and state air quality planning requirements. Compared with the 1997 AQMP, the 2003 AQMP utilizes revised emissions inventory projections that use 1997 as the base year, the ARB on-road motor vehicle emissions model EMFAC2002, and SCAG 2001 Regional Transportation Plan (RTP) forecast assumptions; updates the attainment demonstration for the federal standards for ozone and PM₁₀; replaces the 1997 attainment demonstration for the federal CO standard and provides a basis for a maintenance plan for CO for the future; and updates the maintenance plan for the federal NO₂ standard that the Basin has met since 1992. In terms of working towards ozone attainment, the 2003 AQMP builds upon the 1997 AQMP and 1999 Amendments to the Ozone SIP. In terms of PM₁₀ attainment, the PM₁₀ control strategy in the 1997 AQMP has been augmented by a number of additional PM₁₀ control measures.

The new Plan also addresses several federal and state planning requirements and incorporates significant new scientific data, primarily in the form of updated emissions inventories, ambient measurements, new meteorological episodes, and new air quality modeling tools. Specifically, the 2003 AQMP is designed to satisfy the CCAA tri-annual update requirements and fulfill the District's commitment to update transportation emission budgets based on the latest approved motor vehicle emissions model and planning assumptions.

The 2003 AQMP control measures consist of (1) the District's Stationary and Mobile Source Control Measures, (2) State Control Measures proposed by the ARB, and (3) Transportation Control Measures provided by SCAG. Overall, there are 28 stationary and 21 mobile source measures that are defined under the 2003 AQMP. These measures primarily rely on the traditional command-and-control approach facilitated by market incentive programs as well as advanced technologies expected to be implemented by 2010. The proposed control measures in the 2003 AQMP are based on implementation of all feasible control measures through the application of available technologies and management practices as well as advanced technologies and control methods. The basic principles used in designing the District's control strategy were to (1) meet at least the same overall remaining emissions target committed to in the 1997/1999 SIP; (2) replace long-term measures with more specific near-term measures, where feasible, and (3) develop new short-term control measures and long-term strategies to achieve the

needed reductions for attainment demonstration. Principle control measures of the 2003 AQMP focus on adoption of new regulations or enhancement of existing 1997 AQMP regulations for stationary sources and implementation/facilitation of advanced transportation technologies (i.e., zero emission and alternative-fueled vehicles and infrastructure, fuel cell vehicles, heavy-duty electric and hybrid-electric vehicles, and both capital and non-capital transportation improvements). Capital improvements consist of high-occupancy vehicle (HOV) lanes; transit improvements; traffic flow improvements; park-and-ride and intermodal facilities; and urban freeway, bicycle, and pedestrian facilities. Non-capital improvements consist of rideshare matching and transportation demand management activities derived from the congestion management program.

Programs set forth in the 2003 AQMP require the cooperation of all levels of government: local, regional, State, and federal. Each level is represented in the Plan by the appropriate agency or jurisdiction that has the authority over specific emissions sources. Accordingly, each agency or jurisdiction is associated with specific planning and implementation responsibilities.

City of Beverly Hills

Local jurisdictions, such as the City of Beverly Hills, have the shared responsibility to implement or facilitate some of the control measures of the AQMP. Transportation-related strategies for congestion management, low emission vehicle infrastructure, and transit accessibility and nontransportation-related strategies for energy conservation can be encouraged by local policies. A summary of the AQMP measures that are partially within the jurisdiction local governments to implement is provided in Table 5.5-3.

Table 5.5-3 AQMP Control Strategies for Local Governments		
<i>AQMP Strategy Name</i>		<i>Effect</i>
Miscellaneous Sources		
MSC-01	Promotion of Lighter Colored Roofing and Road Materials and Tree Planting Programs	Energy Conservation
MSC-06	Emission Reductions from Wood Burning Fireplaces and Wood Stoves	Reduce PM
Transportation Strategies		
TCM-A	High Occupancy Vehicle (HOV) Improvements	Trip Reduction
TCM-B	Transit & Systems Management	Trip Reduction
TCM-C	Information Based Measures	Trip Reduction
SOURCE: SCAQMD 2003 Air Quality Management Plan.		

The City uses ultra low sulfur diesel in all diesel-fueled fleet vehicles.

■ Issues

- Lacking any heavy industrial uses, the primary source of air pollutant sources in the City are motor vehicles that travel within the City as well as commuters within the Basin. These emissions could be reduced through planning programs that reduce

the length and or number of vehicle trips, and encourage residents to work locally, rideshare, telecommute, or use alternative forms of transportation.

- Emissions from motor vehicles owned by residents in the City could be reduced through the promotion of mixed-use development in commercial areas.
- Continued development within the City will increase the number of stationary air pollutant sources. These sources are predominantly from construction activities and boilers that provide heat for building structures. These emissions will be limited and regulated by the SCAQMD through their New Source Review (NSR) permitting procedures.
- The northern portion of the City (north of Sunset Boulevard) consists predominantly of residential uses that are segregated from the greater mix of land uses in the southern portion of the City. This land use pattern does not allow for pedestrian activity and encourages vehicle use which contributes to vehicle emissions.
- Alternative means to meet vehicle power needs continues to develop both from technological and regulatory perspective. As these technologies become more robust and air quality regulations become more consistent, alternative fuel sources will become more economically and operationally viable for both the public and the City. The City has an important supporting role in the use and development of these alternative fuel technologies, but must balance this role with competing needs and services demanded by the public.
- It is likely that the number of sensitive receptors in the City will increase with population growth and new development. It will be necessary to identify measures to protect these sensitive receptors and also solutions to reduce local pollution emissions.

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5.6 HISTORICAL RESOURCES

This section describes the existing historical resources in the City of Beverly Hills. Significant historical resources in the City include structures that may be eligible for the National Register of Historic Places (National Register), the California Register of Historical Resources (CRHR), or local designation. The City's local Historic Resources Survey (aka Inventory) also provides a listing of potentially significant resources.

Beverly Hill's historic resources are those physical elements, which define the City's past. They help give Beverly Hills its unique identity and charm. These resources, when well preserved and maintained, provide the community with a sense of permanence which fosters civic pride and stewardship among its residents and businesses. Information for this section is based on data obtained from the Beverly Hills Historic Resources Survey (1985–86), California Environmental Resources Evaluation System (CERES) website,¹⁰⁰ the National Register website,¹⁰¹ as well as previous environmental documentation prepared for the City.

■ Historical Background¹⁰²

From the time of its settlement by Mexican pioneers in 1822 until the World War I era, the Beverly Hills area was a primarily agricultural region. Cattle ranches predominated during the Mexican era, giving way to sheep ranches in the 1860s, then lima bean fields in the 1880s. During this early period, several attempts were made to establish a town in what is now Beverly Hills, including the proposed developments of Santa Maria in 1869 and Morocco in 1888. Oil exploration efforts followed with varying degrees of success. Efforts to create the present community of Beverly Hills finally succeeded when oil investors such as Burton Green, Max Whittier and others reorganized as the Rodeo Land & Water Co. in 1906 and hired Wilbur F. Cook Jr. to develop the community plan in 1907. After leaving the Frederick Law Olmsted firm in 1905, Cook planned parks for Oakland. Some of Cook's other Southern California projects included Exposition Park, Palos Verdes Estates, the Los Angeles Civic Center, and portions of Griffith Park. The city Cook planned was meant to be a balanced, self-contained community, albeit an affluent one. It was one of the earliest planned communities in Southern California and was designed so that it shaded from smaller lots at its southern edge to large estates for the wealthy in the foothills of the north. The northern portion, known as "Beverly Hills," was divided from the southern by the railroad running along Santa Monica Blvd. and a

¹⁰⁰ California Environmental Resources Evaluation System website, State Historical Landmarks, Los Angeles County, http://ceres.ca.gov/geo_area/counties/Los_Angeles/landmarks.html, accessed May 13, 2005.

¹⁰¹ National Register of Historic Places, Los Angeles County, website: <http://www.nationalregisterofhistoricplaces.com/CA/Los+Angeles/state.html>, accessed June 6, 2005.

¹⁰² Via the Beverly Hills Gardens and Montage Hotel EIR, the discussion of the history of the City of Beverly Hills has been abstracted from the City's 1985-1986 Historic Resources Survey, prepared for the City of Beverly Hills and the Office of Historic Preservation by Johnson Heumann Research Associates, Beverly Hills Historic Resources Survey, 1985-1986. The discussion is an edited version of the material contained on pages 4-20 of the Survey with minor modifications.

commercial triangle, known as “Beverly,” between Santa Monica and Wilshire Boulevards. Land along the railway line east of “Beverly” was set aside for an industrial area, complete with railroad spurs and deep industrial lots. In the northern area, residential streets were gently curvilinear and lined with trees in a master plan developed by horticulturalist John J. Reeves. To this day, the City’s pattern of land use and famous street trees reflect the original Cook and Reeves plans.

The pace of development was leisurely, picking up only after construction of the Beverly Hills Hotel in 1911 as a destination for wealthy tourists who might be induced to purchase lots. One of the first homes in the City, the Virginia Robinson Gardens and Estate, was also completed in 1911 and is considered a Beaux Arts-style house. This property is now listed on the National Register of Historic Places. The City was incorporated in 1914, but the real boom in development did not occur until the decade of the 1920s.

In 1920, Beverly Hills was a city in transition. The majority of its residential and commercial lots were still vacant, but enough development had occurred to make it clear that a town was being formed. By the end of the decade, the City was largely developed and had assumed the basic form it retains today. Sophisticated period revival styles, mostly Spanish/Mediterranean themes, dominated both residential and commercial architecture in the 1920s. Famous estates including the Tudor-style Greystone Mansion and Harold Lloyd Estate were built during this decade. Other themes were popular as well, including the 1929 Fox Wilshire Theatre by S. Charles Lee, and the 1930 Warner Theater by B. Marcus Priteca, both of which are Art Deco designs. During the 1920s and 1930s, both phases of the Moderne, the Zigzag mode of the 1920s and the Streamlined Moderne of the 1930s, were often used on commercial buildings for their stylish up-to-



*Sax Fifth Avenue Department Store
9600 Wilshire Boulevard*

date connotations. The Spanish Churriguesque-style City Hall opened in 1932, designed by architects Koerner & Gage. By the end of the 1920s, downtown Beverly Hills had several movie houses, two major hotels, and a “trade at home week,” which “set out to prove that the finest shops and stores on the West Coast were in the City.” (Johnson Heumann Research Associates n.d.). Downtown development flourished, responding to a population which had grown from less than 700 people in 1920 to 12,000 in 1926. In the 1930s and 1940s, Beverly Hills’ retail district began to compete with the Miracle Mile district, Hollywood,

and the newly developed Westwood Village for the title of the most fashionable shopping district in metropolitan Los Angeles. In the post World War II era, the City grew as a business center as office, financial, and professional activities continued to disperse from downtown Los Angeles to outlying nodes of activity. During the 1960s and 1970s, Beverly Hills’ downtown urbanization continued until the westernmost section of the downtown triangle was as densely developed as any Southern California office cluster outside of downtown Los Angeles.

The current pace of development and redevelopment activities in Southern California has not passed over the City of Beverly Hills. The City's residential architecture is commonly demolished and replaced with new styles that respond to the demand for larger, new residences. The effects of these activities can lead to large houses and multifamily residential buildings that are out of scale with surrounding development which alters City streetscapes and historical resources.

■ Definitions of Historic Resources

Federal

The *National Historic Preservation Act of 1966* established the National Register to recognize resources associated with the country's history and heritage. Structures and features must usually be at least 50 years old to be considered for listing on the National Register, barring exceptional circumstances. Criteria for listing on the National Register, which are set forth in Title 26, Part 63 of the Code of Federal Regulations (36 CFR Part 63), are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that are (A) associated with events that have made a significant contribution to the broad patterns of our history; (B) associated with the lives of persons significant in our past; (C) embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or (D) have yielded, or may be likely to yield, information important in prehistory or history. Criterion D is usually reserved for archaeological and paleontological resources.

State

In 1992, the California Register of Historical Resources (CRHR) was created to identify resources deemed worthy of preservation on a state level and was modeled closely after the National Register process. The criteria are nearly identical to those of the National Register but focus upon resources of statewide, rather than national, significance. The CRHR encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding, and affords certain protections under the *California Environmental Quality Act* (CEQA). The CRHR automatically includes resources listed on the National Register. Specifically, the CRHR includes the following resources:

- Resources formally determined eligible for, or listed in, the National Register of Historic Places
- State Historical Landmarks numbered 770 or higher
- Points of Historical Interest recommended for listing by the State Historical Resources Commission (SHRC)

- Resources nominated for listing and determined eligible in accordance with criteria and procedures adopted by the SHRC including
 - › individual historic resources and historic districts
 - › resources identified as significant in historical resources surveys which meet certain criteria
 - › resources and districts designated as city or county landmarks pursuant to a city or county ordinance when the designation criteria are consistent with California Register criteria

Local

As defined by the Beverly Hills Municipal Code (Section 10-3-3202—Definition of Landmark), a “historical or cultural landmark” is any site (including significant trees or other plant life located thereon), building, or structure of particular historic or cultural significance to the City, such as historic structures or sites in which the broad cultural, political, economic, or social history of the nation, state, or community is reflected or exemplified, or which are identified with historic personages or with important events in the main currents of national, state, or local history, or which embody the distinguishing characteristics of an architectural type specimen, inherently valuable for a study of a period style or method of construction, or a notable work of a master builder, designer, or architect whose individual genius influences his age.

Although there is no established local register, in 1976 the Los Angeles County Natural History Museum conducted a limited survey of prominent buildings and sites. The City of Beverly also compiled a survey and Historic Resources Inventory in 1985–86. Both surveys rate structures or properties with historical or architectural significance. The survey categorized the properties in six hierarchical classes of significance based upon the State Office of Historic Preservation’s (SOHP) rating scale, which are shown below:

- 1—Listed on the National Register
- 2—Determined eligible for listing on the National Register
- 3—Appears eligible for listing in the judgment of the person(s) completing or reviewing the inventory form
- 4—May become eligible for listing when, a) more research is performed; b) the property is restored to an earlier appearance; c) more significant examples of the property’s architectural style are demolished; d) the property becomes old enough to meet the Register’s 50-year requirement
- 5—Individually listed or eligible for listing under a local preservation or landmark ordinance
- 6—Ineligible for above

Effective August 2003, in order to simplify and clarify the identification, evaluation, and understanding of California’s historic resources and better promote their recognition and preservation, the (former) National Register status codes were revised to reflect the application of California Register and local criteria and the name was changed to

“California Historical Resource Status Codes.”¹⁰³ The SOHP’s rating scale amended in August 2003 differs slightly from the scale used for the City’s 1985–86 survey.

The City is currently in the process of updating, and will continue to update, their survey to reflect current criteria. According to the SOHP, older surveys and evaluations were biased towards architectural values, and may not have been evaluated for significance for their association with an important event or people or their information potential. The SOHP also recognized that our understanding of historical significance changes over time, and that in 2004, there is a greater appreciation and understanding of social and cultural history than in earlier years. Understanding of the importance of cultural landscapes and resources of the recent past is evolving as historic preservationists are grappling with how to recognize and characterize these types of resources.¹⁰⁴

It is important to note that the Historic Resources Inventory and the properties listed were not adopted by the City as a local register. However, local properties that are not listed on the National Register, CRHR or a local list may be considered historical for the purposes of applying the CEQA to a proposed project that could have an adverse impact on these properties, depending on the results of analysis performed at the time the project is evaluated.

■ Historic Resources in the City

Beverly Hills has a variety of historic residential and commercial architectural styles constructed over many decades. In addition to the historic buildings, and thematic groups of structures, other physical elements also evoke the City’s history and can be considered as historic resources. Examples of these resources include street lights, fountains, and streets lined with mature trees. Other features—such as parks, monuments, signs, or public art—may also qualify as historic if they are deemed significant to the cultural, social, educational, architectural, economic, or political history of the community.

National Register of Historic Places

There are six properties in Beverly Hills listed on the National Register. One residence, two public parks, two commercial properties, and one government property are listed on the National Register. The residence, Harold Lloyd’s Estate (also known as Greenacres), is located off Benedict Canyon Drive and was listed on the National Register in 1984. Greenacres was built in 1928–30, with forty-four rooms, twenty-six bathrooms, twelve fountains, and twelve gardens. The original estate was subdivided; however, the mansion and beautiful gardens remain.

¹⁰³ California State Office of Historic Preservation, Department of Parks and Recreation, Technical Assistance Bulletin #8: User’s Guide to the California Historical Resource Status Codes & Historical Resources Inventory Directory

¹⁰⁴ California State Office of Historic Preservation, Department of Parks and Recreation, Technical Assistance Bulletin #8: User’s Guide to the California Historical Resource Status Codes & Historical Resources Inventory Directory

The two public parks listed in the National Register include the Greystone Mansion and Park (also known as the Doheny Estate) and Virginia Robinson Gardens. Greystone's 18.5-acre park setting serves as the location for myriad cultural activities, and provides a gathering place for recreation, entertainment, and quiet relaxation for visitors. Since 1965, Greystone has been featured in many films, and the mansion and grounds are also frequently used for still photography in catalogs, advertising campaigns and other promotional projects. In 1971, the entire site, including the mansion, was formally dedicated as a City of Beverly Hills public park and in 1976, the property was recognized as a historic landmark and placed on the National Register. Virginia Robinson Gardens, operated by the County Arboretum of Los Angeles, has an eloquent blend of architecture and landscape, and is a beautiful representation of an early twentieth century estate.¹⁰⁵ The gardens were officially listed on the National Register in 1978.

The two commercial properties listed on the National Register include the Regent Beverly Wilshire Hotel, which was listed in 1987, and the Anderton Court Shops, which were recently listed in 2003. Located near Rodeo Drive, the Regent Beverly Wilshire Hotel features an ornate European façade with distinctly rounded awnings and rows of sculpted trees. The Anderton Court Shops on N. Rodeo Dr. feature a building designed by Frank Lloyd Wright and built in 1953. The design is a series of small boutiques around a central light well, connected by an angular ramp.

The government property, the Beverly Hills Post Office, was listed on the National Register as part of a thematic district of post office buildings in 1985. Built in 1933, the Beverly Hills Post Office was constructed as a Work Projects Administration project on the site of the former Pacific Electric Railway Station. Adjacent to City Hall, the Italian Renaissance Revival style historic landmark is the cornerstone of Beverly Hills's business triangle. Artist Charles Kessler was commissioned to decorate the

walls of the interior Grand Hall with fresco murals depicting the creation of the mail service and views of modern life during the Depression. These

murals are one of only two fresco murals in California and stand today as an elegant representation of the citizens of another era. Following the decision in 1993 by the United States Postal Service to vacate and sell the building to the City of Beverly Hills, the Beverly Hills Cultural Center Foundation was awarded a long-



*Beverly Hills Post Office
470 North Canon Drive*



*Beverly Hills City Hall
450 North Crescent*

¹⁰⁵ Website: http://parks.co.la.ca.us/virginia_gardens.html, accessed June 6, 2005.

term lease by the City Council in 1999 with a specific mandate to raise the necessary funds for the building, restoration and operation of a new Cultural Center.

Although not listed on the National Register, the linear Beverly Gardens Park (adjacent on the north side of the north roadway of Santa Monica Blvd. and Wilshire Blvd. west of the intersection with Santa Monica Blvd.) was identified by Caltrans during a study of possible improvements to State Route 2 as a “2”, i.e., determined by the SOHP to be eligible for listing on the National Register. A portion of the right-of-way of Santa Monica Blvd. lies within the Park.

State-Recognized Resources

California Register of Historical Resources

The California Historical Resources Information System (CHRIS) includes the statewide Historical Resources Inventory (HRI). Currently, as illustrated on Figure 5.6-1 (Location of Historic Resources), fifty-six properties are listed on the Beverly Hills HRI, including the six properties within the City that are listed on the National Register. In addition, as discussed in the Locally Recognized Resources sub-section below, the City’s local inventory contained fifty-three sites that were rated 3 or higher. As discussed previously in the Local Definition of Historic Resources subsection, sites that were rated 3 or higher on the SOHP’s rating scale had the following definitions: Rate 3—either appeared eligible for listing; Rate 2—were determined eligible for the National Register; and Rate 1—were listed on the National Register. For this reason, these particular sites were further evaluated and were determined to be eligible for the CRHR.



*Beverly Hills Hotel
9641 Sunset Boulevard*

Since the compilation of the inventory, three additional sites were listed on the CRHR that were rated 3 or higher. Specifically, 9500 Wilshire Blvd., the Anderton Court Shops, and the City’s first Historic District on North Arnaz Drive were added, bringing the total number of sites designated 3 or higher within the City to fifty-six. These fifty-six state-listed historic properties are listed below in Table 5.6-1. The Historical Resources Inventory (HRI), upon which this table is based, is continually updated. The most recent results of the HRI will be included in the City’s updated historic resources survey. The properties presented in Table 5.6-1 are the most accurate reflection of the state-recognized historic resources at the time of the City’s previous historic resources survey.

State Historic District and Point of Interest

The City has one state-listed historic district, as shown in Table 5.6-1, located in the south eastern portion of the City along the 100 block of North Arnaz Drive. The district is one block long with approximately 25 properties. The state listing describes North Arnaz Drive as a rare example of historic regional architecture and “an early twentieth century Southern California prototype which is rapidly disappearing within the City under the pressure of high-density development.” The district includes a variety of duplexes and two-story apartment buildings built in the 1920s and ’30s in revival Spanish, French, and Tudor styles.¹⁰⁶ Additionally, Virginia Robinson Gardens, which is listed on the National Register, is also designated as a State Historic Point of Interest.¹⁰⁷

California Historical Landmarks

Two state-listed historical landmarks are located within Beverly Hills. These landmarks include the Portola Trail Campsite, 2 (No. 665) and the Harold Lloyd Estate (Greenacres—No. 961).¹⁰⁸ The expedition of Don Gaspar de Portolá from Mexico passed through and camped near the Portola Trail Campsite en route to Monterey to begin the Spanish colonization of California. However, as discussed previously, because this site is not listed as a State Historic Landmark No. 770 or higher, it is not included in the CRHR.



*Beaumont Building
368 N. Camden Drive*

In addition to being listed on the National Register, Greenacres is also a State Historical Landmark and with a rating higher than 770, the property is also listed on the CRHR. As discussed previously in the State Definition of Historic Resources section, the CRHR includes State Historical Landmarks numbered 770 or higher. Greenacres was one of the greatest estates of Hollywood’s Golden Era, and was built in 1929 for the internationally known silent screen comedian, Harold Lloyd. With its formal gardens, it is one of the finest Mediterranean/Italian Renaissance style residential complexes remaining in the state, notwithstanding the subdivision of much of the original grounds. The estate is patterned after Villa Gamberaia near Florence, Italy.

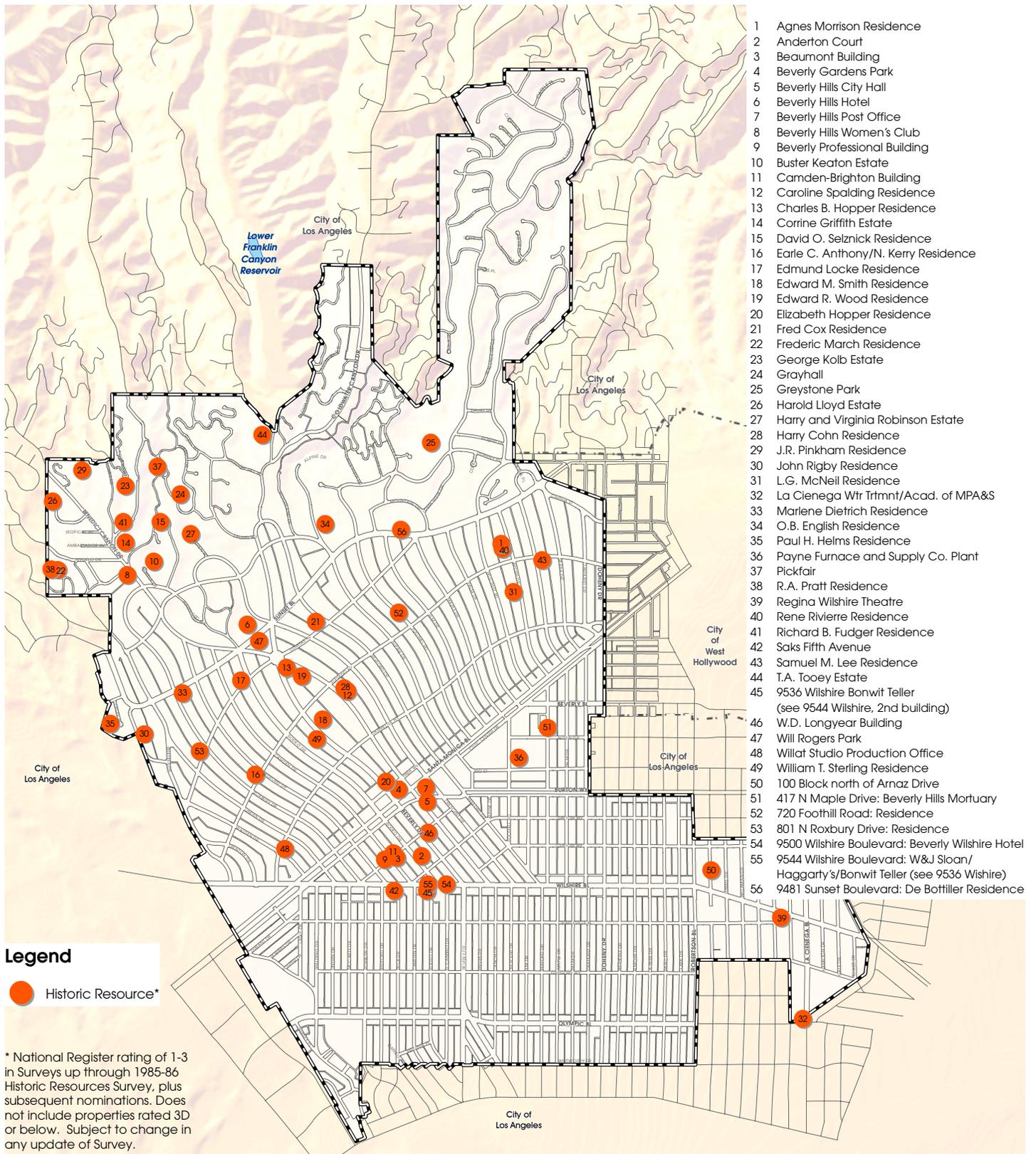
¹⁰⁶ http://www.nationaltrust.org/magazine/archives/arch_story/111401.htm, accessed June 3, 2005.

¹⁰⁷ Website: http://parks.co.la.ca.us/virginia_gardens.html, accessed June 6, 2005.

¹⁰⁸ http://ohp.parks.ca.gov/?page_id=21427, accessed June 6, 2005.

CITY of BEVERLY HILLS General Plan

LOCATION OF HISTORIC RESOURCES



Source: City of Beverly Hills, June 2005

N:\GISProjects\Beverly_Hills_GPU_10600\Historic.mxd

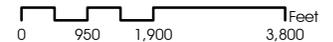


Figure 5.6-1

Table 5.6-1 State Historic Resources Inventory		
<i>Rating</i>	<i>Type of Site</i>	<i>Address/Common or Historical Name</i>
1	Residential	1740 Greenacres Place/Greenacres/Harold Lloyd Estate
1	Public Park	905 Loma Vista/Greystone/Doheny Estate
1	Commercial	1008 Elden Way/Robinson Gardens/Harry and Virginia Robinson Estate
1	Commercial	9500 Wilshire Blvd/Beverly Wilshire Hotel
1	Commercial	332 N.Rodeo Dr./Anderton Court Shops
1D	Public Park	470 N. Canon/Beverly Hills Post Office
1D	Historic District	100 block of North Arnaz Drive
2	Public Park	Santa Monica Blvd./Beverly Gardens
3	Residential	918 Alpine Drive/O.B. English Residence
3	Residential	634 Alta Drive/Samuel M. Lee Residence
3	Residential	619 Arden Drive/L.G. McNeil Residence
3	Residential	705 Arden Drive/Rene Rivierre Residence
3	Residential	707 Arden Drive/Agnes Morrison Residence
3	Residential	910 N. Bedford Drive/Earl C. Anthony/N. Kerry Residence
3	Residential	1030 Benedict Canyon Drive/Corrine Griffith Estate
3	Residential	613 N. Beverly Drive/William T. Sterling Residence
3	Residential	618 N. Beverly Drive/Edward M. Smith Residence
3	Residential	711 N. Canon Drive/Edward R. Wood Residence
3	Residential	718 N. Beverly Drive/Charles B. Hopper Residence
3	Residential	1100 Carolyn Way/Grayhall
3	Residential	1700 Chevy Chase Drive/Beverly Hills Women's Club
3	Residential	135 Copely Plan/Paul H. Helms Residence
3	Residential	832 Greenway Drive/John Rigby Residence
3	Residential	1000 N. Crescent Drive/Harry Cohn Residence
3	Residential	1006 N. Crescent Drive/Caroline Spalding Residence
3	Residential	720 Foothill Road
3	Residential	1700 Lexington Road/T.A. Tooley Estate
3	Residential	1018 Pamela Drive/Buster Keaton Estate
3	Residential	1305 Park Way/Elizabeth Hopper Residence
3	Residential	803 N. Rexford Drive/Fred Cox Residence
3	Residential	1026 Ridgedale Drive/Frederic March Residence
3	Residential	1028 Ridgedale Drive/R.A. Pratt Residence
3	Residential	801 N. Rodeo Drive/Edmond Locke Residence
3	Residential	801 N. Roxbury Drive
3	Residential	822 N. Roxbury Drive/Marlene Dietrich Residence
3	Residential	1103 San Ysidro Drive/Richard B. Fudger Residence
3	Residential	1050 Summit Drive/David O. Selznick Residence
3	Residential	1143 Summit Drive/Pickfair
3	Residential	9841 Sunset Boulevard
3	Residential	9930 Tower Lane/J.R. Pinkham Residence
3	Residential	1146 Tower Road/George Kolb Estate

Table 5.6-1 (continued)		State Historic Resources Inventory
Rating	Type of Site	Address/Common or Historical Name
3	Residential	516 Walden Drive/Willat Studio Production Office
3	Public Park	9600 Sunset/Will Rogers Park
3	Government	331 S. La Cienega/Water Treatment Plant
3	Government	450 North Crescent/Beverly Hills City Hall
3	Commercial	336 Foothill Rd. (City-owned)/Payne Furnace & Supply Co. Plant
3	Commercial	417 N. Maple Drive/Pierce Brothers Mortuary
3	Commercial	9641 Sunset Blvd./Beverly Hills Hotel
3	Commercial	370 N. Beverly Drive/W.D. Longyear
3	Commercial	9525 Brighton Way/Camden-Brighten Bldg.
3	Commercial	9601 Brighton Way/Beverly Professional Bldg.
3	Commercial	368 N. Camden Drive/Beaumont Building
3	Commercial	8554 Wilshire Blvd./Fine Arts Theater/Regina Wilshire Theatre
3	Commercial	9536 Wilshire Blvd./Bonwit Teller/W&J Sloan, JJ Haggerty
3	Commercial	9544 Wilshire Blvd./Bonwit Teller (2 nd bldg)
3	Commercial	9600 Wilshire Blvd./Saks Fifth Avenue

SOURCE: Summary of State Historic Resources Inventory for Beverly Hills, by National Register Rating, 1993

Note: The Office of Historic Preservation has a more recent list of historic properties for Beverly Hills, based on the new rating system, however the City is currently in the process of updating their own survey which will be the most accurate and current listing available. The most recent HRI will be included in this updated survey.

Locally Surveyed Resources

In addition to the formally recognized resources described above, the Historic Resource Inventory compiled by the City in 1985–86 includes a total of 371 properties, 53 of which were designated 3 or higher. Those properties are included in Table 5.6-1 above, as well as the additional four subsequent nominations that were made since the City’s inventory was compiled. The inventory was never adopted by the City as a local register, but the inventory serves as a useful guide to potentially historic properties that may have historic or cultural significance to the City. The City is currently in the process of updating and expanding the scope of the 1985–86 survey.

The City currently does not have a means to identify and protect non-architectural resources. Monument or memorials, parks, natural features, street configuration, etc. which can be significant visual and physical features in a community, may be lost if a mechanism for recognizing these as potential historical resources is not identified. These features may be eligible for listing in the California Register separately as structures, objects, or sites, or as contributing features to a historic district.

Regulatory Setting

The treatment of cultural resources is governed by federal, state, and local laws and guidelines. There are specific criteria for determining whether historic sites or objects are significant and/or protected by law. Federal and state significance criteria generally focus on the resource’s integrity and uniqueness, its relationship to similar resources, and its

potential to contribute important information to scholarly research. Some resources that do not meet federal significance criteria may be considered significant by state criteria. The laws and regulations seek to mitigate impacts on significant historic resources. The federal, state, and local laws and guidelines for protecting historic resources are summarized below.

Federal Regulations

The National Historic Preservation Act

The *National Historic Preservation Act* established the National Register to recognize resources associated with the country's history and heritage. Structures and features usually must be at least 50 years old to be considered for listing on the National Register, barring exceptional circumstances. Criteria for listing on the National Register, which are set forth in Title 26, Part 63 of the Code of Federal Regulations (36 CFR Part 63), are significance in American history, architecture, archaeology, engineering, and culture as present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and that are (A) associated with events that have made a significant contribution to the broad patterns of our history; (B) associated with the lives of persons significant in our past; (C) embody the distinctive characteristics of a type, period, or method of construction; represent the work of a master; possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction; or (D) have yielded, or may be likely to yield, information important in prehistory or history. Criterion D is usually reserved for archaeological and paleontological resources.

The Secretary of the Interior's Standard for the Treatment of Historic Properties

The Secretary of the Interior is responsible for establishing standards for the preservation and protection of buildings and other cultural resources eligible for listing in the National Register. The 1990 *Secretary of the Interior's Standard for the Treatment of Historic Properties* document outlines specific standards and guidelines for the preservation, rehabilitation, restoration, and reconstruction of historically designated structures. Preservation standards and guidelines apply to those buildings that require ongoing maintenance to sustain its existence for historicity. Rehabilitation standards and guidelines involve the reuse of a historic structure or property while maintaining portions that maintain historic value. Restoration standards and guidelines are applicable to projects that remove portions of a building from another historic period in order to reconstruct missing features from the restoration period. Reconstruction standards and guidelines apply to new developments that replicate a historic period or setting. Each set of standards provides specific recommendations for the proper treatment of specific building materials, as well as parts of building development.

State Regulations

State historic preservation regulations include the statutes and guidelines contained in the CEQA Public Resources Code Sections 21083.2 and 21084.1, and Section 15064.5 of the CEQA Guidelines. CEQA requires lead agencies to carefully consider the potential effects of a project on historical resources. A “historical resource” includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript that is historically or archaeologically significant (Public Resources Code Section 5020.1). Advice on procedures to identify such resources, evaluate their importance, and estimate potential effects is given in several agency publications such as the series produced by the Governor’s Office of Planning and Research (OPR).

The California Register of Historic Resources

As discussed previously, the California Register of Historic Resources (CRHR) was created to identify resources deemed worthy of preservation on a state level and was modeled closely after the National Register. The criteria are nearly identical to those of the National Register but focus upon resources of Statewide, rather than national significance. The CRHR automatically includes resources listed on the National Register.

Local

Beverly Hills Municipal Code Article 32 (Preservation of Landmarks)

Article 32 establishes duties of the Architectural Commission to serve as an advisory commission to the City Council on the preservation of historic and cultural landmarks in the City. Specifically, in its capacity as an advisory commission, the architectural commission shall have the following powers and duties: (a) to inspect and investigate any



Historic Residence

site, building, or structure within the City which it has reason to believe is or in the near future will be a historical or cultural landmark; (b) to compile and maintain a current list of all such sites, buildings, or structures which it has determined from such inspections and investigations to be historical or cultural landmarks; and (c) to publish and transmit such a list to all interested parties and disseminate any public information concerning the list or any site, building, or structure contained therein.

■ Issues

- There are approximately fifty-six state-registered historical resources, six of which are listed on the National Register.
- An established local register of historical resources and an expanded local adopted historic preservation ordinance (i.e., stays of demolition, design guidelines, appropriate treatments) could protect and promote the preservation of the City’s

historic resources. Such policies could also contribute to the overall attractiveness of the City to residents, businesses and visitors.

- The City is in the process of updating the Historic Resources Survey. The completion of that work may prompt discussion by the community and decision-makers of expanding the scope of promotion of historic preservation in Beverly Hills.
- Although there is an informal historical archive maintained in the municipal Library, there is a lack of a formal repository for material such as an ownership history of historically significant commercial and residential buildings within the City. Such a repository, with associated historical photographs, could provide a stronger link between the community and historical resource organizations. Continued indexing of local periodicals such as the Beverly Hills Citizen newspaper, Architectural Record, etc. could improve research and documentation capacity.
- The pressure for redevelopment continues to threaten historic residential and commercial structures within the City. A large number of the existing historic areas have been negatively affected by incompatible architectural designs that do not acknowledge the historical context of surrounding development.
- Although not all older structures are considered significant historic resources, the City contains many architecturally interesting buildings, such as 9101 Wilshire Blvd., which are unique models that could not be constructed under current development codes.

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