

# Environmental Checklist Form (Initial Study)

## County of Los Angeles, Department of Regional Planning



**Project title:** "April Road Residence" / Project No. R2009-01295/ Case No. ROAK 201000012/ RPP 201100223

**Environmental Case No.** RENV 201000020

**Project location:** 2701 April Road, Agoura Hills, CA

**APN:** 2063-012-003 Thomas Guide: 588-D3 USGS Quad: Malibu Beach # 70

**Gross Acreage:** 40 acres gross

**Description of project:** Project proposal for removal of an existing single family residence, detached garage and other accessory structures for the construction of an 8,334 sq. ft. new single family residence at a height of 33 feet, with a detached 740 sq. ft. guest house at a height of 20 feet, and an accessory swimming pool. Grading will be done to prepare the existing pad area and on-site driveway for the new residence and guest house with 427 cubic yards of cut and 546 cubic yards of fill, including 119 cubic yards of imported fill. Grading of 710 cubic yards of cut and 720 cubic yards of fill, including 10 cubic yards of import is proposed for the off-site improvements and widening to 20 feet of April Road that will serve the subject property from Mulholland Highway. Grading of 1,000 cubic yards of cut and 779 cubic yards of fill, including 221 cubic yards of export, are also considered for the cumulative amount of grading for this project. The total cumulative amount will be 2,137 cubic yards of cut, and 2,045 cubic yards of fill, including 92 cubic yards of export, for a total of 4,182 cubic yards handled. An Oak Tree Permit has been filed to remove four (4) oak trees, including one heritage oak, to encroach into the protective zone of fifty-one (51) oaks for access road improvements and a proposed underground Edison conduit, and to prune five (5) of the ordinance sized oaks in order to accommodate the on-site private driveway and off-site April Road improvements. A new drainage culvert will be placed under the access road, along with a footbridge to span the creek adjacent and on the east end of the access road. A hammerhead turnaround will be provided along April Road (access road) at 512 feet from Mulholland Highway entrance point. First 100 feet of April Rd. is to be vacated by County and acquired by the State. Also, the proposed underground Edison conduit is to originate from a proposed transformer 10 feet north of the State Parks property line and 20 feet east of the access road.

**General plan designation:** Open Space (OS) under State Park land near access from Mulholland Highway, Non-Urban (R) under pad location

**Community/ Area wide Plan designation:** Santa Monica Mountains North Area Plan/ N20-Mountain Lands 20 (1 du/20 acres max) under pad location, OS-P – Open Space Parks under access road near Mulholland Highway.

**Zoning:** A-1-20 (Light Agriculture – 20 acres min. lot size required), OS (Open Space) under access road near Mulholland Highway.

**Surrounding land uses and setting:** Surrounding land uses consist of a single family residence and agricultural use to the north, Malibu Creek State Park to the east, west and south. The natural setting of the subject property and surrounding area is primarily undisturbed, with the exception of two residences, one north and one south of the proposed residence, and an equestrian facility and several other agricultural accessory structures on site and in the surrounding area. The terrain is hilly, with significant ridgelines traversing the parcels to the west, northeast and southeast of the subject property. The area is inhabited by a Valley Oak Woodland, coastal sage scrub, and a natural stream course also traverses the parcel to the south.

**Major projects in the area:**

*Project/Case No.*

RPP 201000066

PM 25062, IS 98019

*Description and Status*

North of site, addition to single family residence and additional accessory structures for private equestrian usage.

South of pad location, previous subdivision proposal for 4 new lots, case withdrawn on August 31, 2010.

**Reviewing Agencies:**

*Responsible Agencies*

None

Regional Water Quality Control Board:

Los Angeles Region

Lahontan Region

Coastal Commission

Army Corps of Engineers

Caltrans

*Special Reviewing Agencies*

City of Agoura Hills

Santa Monica Mountains Conservancy

Local Tribal Rep.

National Forest

Las Virgenes USD/Wtr. Dist.

Resource Conservation

District of Santa Monica

Mountains Area

So. Ctr. Coastal Info Ctr.

SCAQMD

*County Reviewing Agencies*

DPW:

- Land Development Division (Grading & Drainage)

- Geotechnical & Materials Engineering Division

- Watershed Management Division (NPDES)

- Traffic and Lighting Division

- Environmental Programs Division

- Waterworks Division

*Regional Significance*

None

SCAG Criteria

Air Quality

Water Resources

Santa Monica Mtns. Area

*Trustee Agencies*

None

State Dept. of Fish and Game

State Dept. of Parks and Recreation

State Lands Commission

University of California (Natural Land and Water Reserves System)

Fire Department

- Forestry, Environmental Division

- Planning Division

Sanitation District

Public Health: Environmental Hygiene (Noise)

Sheriff Department

Parks and Recreation

Subdivision Committee

County Public Library

**Public agency approvals which may be required:**

*Public Agency*

State Fish and Game

USA CE

*Approval Required*

(1602 permit for Streambed Alteration Agreement.)

(404 permit for drainage culvert)

**Lead agency name and address:**

County of Los Angeles

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

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

Marny Randall

909 Euclid Street # 6

Santa Monica, CA 90403

**Contact person and phone number:** Rudy Silvas, (213) 974-6462

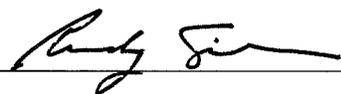
**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

<b>IMPACT ANALYSIS SUMMARY MATRIX</b>		<b>No Impact</b>				
		<b>Less than Significant Impact</b>				
		<b>Less than Significant Impact w/ Project Mitigation</b>				
		<b>Potentially Significant Impact</b>				
<b>Environmental Factor</b>	<b>Pg.</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<i>Potential Concern</i>
1. Aesthetics	6	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
2. Agriculture/Forest	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. Air Quality	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Diesel fumes</i>
4. Biological Resources	9	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak woodland/ riparian impacts</i>
5. Cultural Resources	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Heritage oak removal</i>
6. Energy	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Geology/Soils	13	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Landslide area</i>
8. Greenhouse Gas Emissions	15	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak removals</i>
9. Hazards/Hazardous Materials	16	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Storage and construction materials</i>
10. Hydrology/Water Quality	18	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>SUSMP required</i>
11. Land Use/Planning	21	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Design of residence</i>
12. Mineral Resources	22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
13. Noise	23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Nearby resident</i>
14. Population/Housing	24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
15. Public Services	25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
16. Recreation	26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
17. Transportation/Traffic	27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
18. Utilities/Services	29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Underground utility cable</i>
19. Mandatory Findings of Significance	31	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Oak woodland and stream impacts</i>

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

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

Rudy Silvas   
\_\_\_\_\_  
Signature

6/15/11  
\_\_\_\_\_  
Date

Mi Kim   
\_\_\_\_\_  
Signature

6/15/11  
\_\_\_\_\_  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

## 1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Have a substantial adverse effect on a scenic vista, including County-designated scenic resources areas (scenic highways as shown on the Scenic Highway Element, scenic corridors, scenic hillsides, and scenic ridgelines)?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Although grading is proposed to prepare the pad area for new construction, no visual impacts are likely to be seen from Mulholland Highway.</i>				
<b>b) Be visible from or obstruct views from a regional riding or hiking trail?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>No oak tree removals or grading proposed will create visual impacts from regional riding and hiking trails, none of which are indicated as being in the area adjacent to the site.</i>				
<b>c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, historic buildings, or undeveloped or undisturbed areas?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Although the largest oak, a Heritage oak, is to be removed near the point of access from Mulholland Highway, the Heritage Oak is part of a cluster of oaks that are viewed from the highway. The remaining cluster of oaks will not be removed.</i>				
<b>d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>New residence will be secluded from Mulholland Highway.</i>				
<b>e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>No impacts from glare or substantial shadows is anticipated.</i>				

## 2. AGRICULTURE / FOREST

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Site is designated "other land"</i>				
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Location is zoned A-1-20 (Light Agricultural – minimum 20 acre lot size requirement), and single family residence is proposed. Site has existing private equestrian usage which is to remain.</i>				
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)) or timberland zoned Timberland Production (as defined in Public Resources Code § 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Subject site is located adjacent to State Parkland, access road traverses through State Parkland from Mulholland Highway. Site or access road is not in land under National Forest designation.</i>				
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Site is not within National Forest land area.</i>				
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>No alterations are proposed which would conflict with the agriculturally zoned parcel.</i>				

### 3. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Project involves grading for road widening and residential construction; a total of 4,182 cubic yards to be handled.*

b) Violate any applicable federal or state air quality standard or contribute substantially to an existing or projected air quality violation (i.e. exceed the State's criteria for regional significance which is generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Project is for replacement of an existing single family residence, road improvements to serve residence.*

c) Exceed a South Coast AQMD or Antelope Valley AQMD CEQA significance threshold?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Project is for one single family residence and guest house.*

d) Otherwise result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Existing residence is to be replaced, no additional dwellings proposed.*

e) Expose sensitive receptors (e.g., schools, hospitals, parks) to substantial pollutant concentrations due to location near a freeway or heavy industrial use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Project will not create pollution.*

f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Three surrounding residences and equestrian ring with stables and horses located near construction pad area. Odors from diesel equipment and dust created during construction will be controlled with mitigation measures.*

**. BIOLOGICAL RESOURCES, April Ranch, R2009-01295, 2/2011**

	<i>Less Than Significant</i>			
	<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service (USFWS)?

Sensitive animals that could occur and be impacted within the road and building construction zones: (Monarch butterfly), Quino Checkerspot butterfly, Gertsch's Socalchemmis spider, Santa Monica grasshopper, Arroyo Toad, Western Spadefoot, Silvery legless lizard, Coastal western whiptail, San Bernardino ringneck snake, Coast horned lizard, Cooper's hawk, Southern CA rufous-crowned sparrow, Allen's hummingbird, pallid bat, spotted bat, hoary bat, western red bat, California leaf-nosed bat, Western small-footed myotis, Yuma myotis, San Diego desert woodrat

Sensitive plants: Western spleenwort, Sonoran maiden fern, Braunton's milk-vetch, Malibu baccharis, Brewer's calandrinia, round-leafed filaree, Mariposa lilies (4 sensitive species), Lewis' evening-primrose, southern tarplant, Spineflowers ( 2 sensitive species, of which 1 is endangered), Santa Susana tarplant, Norris' beard moss; Dudleya (6 sensitive species, 4 threatened), Conejo buckwheat, Vanishing wild buckwheat, Southern CA black walnut, Coulter's goldfields, ocellated Humboldt lily, Mud nama, Peninsular nolina, Pentachaeta lyonii, Salt Spring checkerbloom. (2 endangered and 4 threatened species)

b) Have a substantial adverse effect on sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, and regulations DFG or USFWS? These communities include Significant Ecological Areas (SEAs) identified in the General Plan, SEA Buffer Areas, and Sensitive Environmental Resource Areas (SERAs) identified in the Coastal Zone Plan.

Road widening and utility undergrounding will impact Riparian Oak Woodland, a state-listed sensitive habitat. Four (4) jurisdictional oak trees, including a heritage oak of 58 in. DBH will be removed. At least 51 other oaks of jurisdictional size, including 2 heritage oaks, will have protected zones encroached upon. All trees of 5" DBH and larger with impacted protected zones are part of the oak woodland that should be censused and monitored for a period of 2 years. Any deaths will be presumed to be due to impact of the project. These should be mitigated in the standard way for jurisdictional oaks, with plantings monitored for 7 years, replacement of those that die monitored for 7 years, and contribution by either conservation, restoration, or contribution of funds to oak protection. Plantings may count as half of the mitigation for the oak woodland.

Emplacement of the road and utility undergrounding should be done as recommended by the County Forester in the Oak Tree Permit, with hand tools or small hand-held power tools within protected zones of oaks 5 in. DBH and larger. An airspade might also be approved for this work by County Forestry. The objective is to leave most of the oak roots intact and thread road materials and utility line through the roots. Exposed roots should be covered with moist burlap or earth during intervals with construction halting for periods of more than 24 hours. When unforeseen halts occur, someone should cover the exposed roots within 24 hours.

Fuel modification (thinning) for the buildings will extend into natural areas: riparian on the east, south-aspect slope chaparral on the north, and across a drainage and onto north-aspect slope chaparral on the south. These areas should be censused in spring by project biologist and designation of sensitive plants and habitats to save from thinning should be done.

Natural native detritus such as the removed oak trees should remain in the area, as downed wood is an important component of the ecosystem. Do not remove natural native detritus, but incorporate into the habitat landscape.

The proposed landscape plan of all locally native plants is to be commended.

c) Have a substantial adverse effect on federally protected wetlands (including marshes, vernal pools, and coastal wetlands)

or waters of the United States, as defined by § 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?

The unnamed intermittent creek that runs alongside the planned road improvement and its tributaries could be adversely impacted by the construction. These are chiefly in State Park lands, so careful construction must be required. Care should be taken to prevent any construction detritus from entering or remaining in these drainages. A conduit from one of the tributaries is to be expanded. A substantial blockage of the main drainage is to be improved by clearing and possible replacement by a footbridge for access to State Park trails. The proposed gate near Mulholland Highway allowing hiker access but no unauthorized motorized vehicles will be a good deterrent to continual trash dumping that occurs. Dumping of trash is highly damaging to riparian and other natural areas, and the gate placement should be expedited.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Riparian areas and drainages are widely used by wildlife and plant propagules for movement, and the project drainages undoubtedly support these functions. Care must be taken to leave the drainages as natural as possible. Conduits should permit wildlife passage and be as large as possible for this end.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5" inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, etc.)?

As the project is currently planned, the oak woodlands will not be converted. Some oaks will be removed and some may be impacted by emplacement of new road surface and undergrounding of utility conduit. There are other substantial riparian trees such as California Sycamore, and care should also be taken with these trees using the handtools and careful work around roots that has been prescribed for the oaks.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36) and the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16)?

The project reports do not recognize the state oak woodland provisions that must be applied to the project. In particular 5" and larger DBH native oaks (all species) should be censused and mitigated for as for 8" County jurisdictional oaks and for oak woodland. [PRC §21083.4]

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

No habitat conservation plans for this area are known to County Department of Regional Planning.

## 5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Removal of large Heritage oak and other oaks may have their impacts mitigated to less than significant.*

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Adverse changes to any significant archaeological resources uncovered may be mitigated to a level that is less than significant.*

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Any paleontological resources uncovered shall be identified and measures prepared to protect them*

d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Although no record of human remains on site, mitigation measures have been prepared to handle the discovery of any unknown remains that may be uncovered.*

**6. ENERGY**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Comply with Los Angeles County Green Building Standards?(L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440.)</p> <p><i>Construction of new residence and accessory structures will be required to comply with Green Building Standards.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?</p> <p><i>All construction will be new, no anticipation of inefficient use of energy.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 7. GEOLOGY AND SOILS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Be located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone, and expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault.

*Nearest mapped Earthquake fault zone is the Malibu Coast fault at 5.3 miles to the south. Source: Los Angeles County Safety Element Map, Plate 1 – Fault Rupture Hazards and Historical Seismicity.*

ii) Strong seismic ground shaking?

*Site is indicated to be in an Earthquake induced - landslide hazard zone. Source: State of California Seismic Hazard Zones Map, Malibu Beach Quadrangle – October 17, 2001. All construction must be to the latest building code standards.*

iii) Seismic-related ground failure, including liquefaction?

*Site is not indicated to be in a liquefaction hazard zone. Source: State of California Seismic Hazard Zones Map, Malibu Beach Quadrangle – October 17, 2001.*

iv) Landslides?

*Site is indicated to be in an Earthquake induced - landslide hazard zone. Source: State of California Seismic Hazard Zones Map, Malibu Beach Quadrangle – October 17, 2001. All construction must be to the latest building code standards.*

b) Result in substantial soil erosion or the loss of topsoil?

*Runoff erosion control measures will be required, compliance with LID required.*

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

*Soils report and grading plan to be reviewed by Public Works.*

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating

substantial risks to life or property?

*Public Works to set forth any requirement for the applicant on expansive soil during grading plan check.*

e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

*Mitigation measures set forth by Environmental Health and Public Works for review of the Onsite Wastewater Treatment System (OWTS) for residence and guest house.*

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

*Mitigation measures require compliance with Public Works and hillside design standards to ensure compatibility and protection of the surrounding hillside where residence and accessory structures are proposed.*

## 8. GREENHOUSE GAS EMISSIONS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Generate greenhouse gas (GhGs) emissions, either directly or indirectly, that may have a significant impact on the environment (i.e., on global climate change)? Normally, the significance of the impacts of a project's GhG emissions should be evaluated as a cumulative impact rather than a project-specific impact.</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*New residence and guest house proposed not anticipated to have a significant impact to the environment, new fireplace in proposed shall meet SCAQMD requirements.*

<p><b>b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases including regulations implementing AB 32 of 2006, General Plan policies and implementing actions for GhG emission reduction, and the Los Angeles Regional Climate Action Plan?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Removal of mature oaks, Heritage Oak, reduces oak woodland capacity to sequester carbon dioxide from the atmosphere. Oak tree removals will require compliance with an Oak tree Mitigation Plan for Oak Woodlands to reduce impact to less than significant.*

## 9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project:</b></p> <p><b>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials or use of pressurized tanks on-site?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Any materials used for construction, oak tree removal, and road paving that may be considered hazardous shall strictly adhere to an approved set of mitigation measures for their use, storage, transportation on and off site, and removal or disposal. It shall be ensured in the mitigation measures that the proper agencies monitor the use of such hazardous materials so that they are handled properly.*

<p><b>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Mitigation measures will be required for all hazardous materials used in construction, oak removal or for road paving to ensure that they be properly stored on site in the appropriate type of container to prevent leakage of fumes, soil contamination, or from spilling into the drainage course.*

<p><b>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 500 feet of sensitive land uses (e.g., homes, schools, hospitals)?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Mitigation measures will require all hazardous materials be properly handled, stored and transported on and off site.*

<p><b>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Site is not likely on list of hazardous materials site.*

<p><b>e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Project site is not within an airport land use plan or within two miles of a public airport.*

<p><b>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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residing or working in the project area?

*Project is not within the vicinity of a private airstrip.*

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

*Project too small to interfere with response or evacuation plan.*

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

*Project will require road widening by Fire Department, fuel modification plan, safety features built into new structures.*

i) in a Very High Fire Hazard Severity Zones (Zone 4)?

*Improvements to April Road will allow quicker access to other sites in area north of Mulholland Highway*

ii) in a high fire hazard area with inadequate access?

*Improvements to April Road will allow quicker access to other sites in area north of Mulholland Highway*

iii) in an area with inadequate water and pressure to meet fire flow hazards?

*Fire flow and pressure requirements must be met. Water service to be provided by Las Virgenes Municipal Water District.*

iv) in proximity to land uses that have the potential for dangerous fire hazard (such as refineries, flammables, and explosives manufacturing)?

*State Park/heavy foliage surroundings. Fuel modification plan required.*

**10. HYDROLOGY AND WATER QUALITY**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SUSMP is required for approval.</i>				
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Project to be served by Las Virgenes Municipal Water District</i>				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SUSMP required to be approved, Streambed Alteration Agreement (1602 Permit from CDFG) required for culvert under access road. A 404 Permit is also required from the U.S. Army Corp of Engineers.</i>				
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SUSMP required to be approved, Streambed Alteration Agreement (1602 Permit from CDFG) required for culvert under access road. A 404 Permit is also required from the U.S. Army Corp of Engineers.</i>				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SUSMP required to be approved.</i>				
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUSMP required to be approved.

- g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?

Project will be designed to comply with requirements set forth under LID Ordinance.

- h) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

Will be addressed with SUSMP and proper mitigation measures.

- i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

Designated areas to be verified, but all runoff to be controlled and addressed in SUSMP.

- j) Use septic tanks or other private sewage disposal system in areas with known septic tank limitations or in close proximity to a drainage course?

OWTS to be reviewed by Environmental Health per mitigation measures.

- k) Otherwise substantially degrade water quality?

A SUSMP must be approved that will protect water quality, implement necessary mitigation measures.

- l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map, or within a floodway or floodplain?

Not in designated federal Flood Hazard Boundary, floodway or floodplain, but within the Malibu Creek Watershed Drainage concept, LID compliance and mitigation measures for flood control to be implemented.

- m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

Structures not proposed to be placed in location to impede or redirect flood flows.

- n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

Drainage concept plan, access road improvements required by Public Works and Fire to ensure safety of residents.

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

Project site is in a landslide prone area, grading plan to be reviewed by Public Works.

**11. LAND USE AND PLANNING**

Would the project:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Project will not alter rural setting.</i>				
b) Be inconsistent with the plan designations of the subject property? Applicable plans include: the County General Plan, County specific plans, County local coastal plans, County area plans, County community/neighborhood plans, or Community Standards Districts.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Despite proposed removal of 4 oaks and encroachment of other oaks to accommodate road widening and new Edison utility placement, project will remain within the scope of the area plan designation for Mountain Lands 20.</i>				
c) Be inconsistent with the zoning designation of the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Project does not conflict with A-1-20 (Light Agricultural-20 acres minimum size lot area requirement) zoning on property, or OS (Open Space) zoning where access road originates from Mulholland Highway through State Park land.</i>				
d) Conflict with Hillside Management Criteria, SEA Conformance Criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>Mitigation measures will be used to ensure design and/or color of residence blends in with surrounding hillsides.</i>				

**12. MINERAL RESOURCES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
<b>a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>No known valuable mineral resource identified on site.</i>				
<b>b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>No locally important mineral resource identified, no extraction of any material from site is proposed with project.</i>				

### 13. NOISE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p><b>Would the project result in:</b></p> <p><b>a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08) or the General Plan Noise Element?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Noise will be generated temporarily during construction period and kept to a minimal level. Area sparsely populated, but two nearby residences of concern for impacts.*

<p><b>b) Exposure of sensitive receptors (e.g., schools, hospitals, senior citizen facilities) to excessive noise levels?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*No schools, hospitals or senior citizen facilities in surrounding vicinity.*

<p><b>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*No substantial permanent increases in noise levels are expected.*

<p><b>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?</b></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*Temporary increase in noise during construction to be mitigated to protect nearby residences.*

<p><b>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Project is not within an airport land use plan area or within two miles of an airport.*

<p><b>f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?</b></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Project is not within the vicinity of a private airstrip.*

## 14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Proposed project is a demolition and rebuild of a single family residence, with oak tree permit for road widening and underground utility. Very few if any further residences in area are likely to be proposed.</i>				
b) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Unlikely for project to lead to any significant local population increase.</i>				
c) Displace existing housing, especially affordable housing?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Project is for replacement of existing single family residence.</i>				
d) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Project does not involve displacing substantial numbers of people.</i>				

**15. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
<p><b>Fire protection?</b> <i>Project scope is small, and nearest fire station is 1.5 miles away to the northwest on Cornell Road.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Sheriff protection?</b> <i>Area appears to be a low crime rate area. Nearest Sheriff station is Malibu Lost Hills at 27050 Agoura Rd., Calabasas.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Schools?</b> <i>Las Virgenes Unified School District</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Parks?</b> <i>Malibu Creek State Park surrounding property.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>Libraries?</b> <i>Nearest library in Agoura Hills. Library mitigation fee may be required.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>Other public facilities?</b> <i>No others appear to be impacted.</i></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## 16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

*Project is for replacement of existing single family residence with oak tree permit.*

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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*Project does not require any new recreational facilities.*

c) Is the project consistent with the Department of Parks and Recreation Strategic Asset Management Plan for 2020 (SAMP) and the County General Plan standards for the provision of parkland?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*No comment on project from County Parks and Recreation.*

d) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*Project unlikely to interfere with open space connectivity.*

**17. TRANSPORTATION/TRAFFIC**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Would the project:

a) Conflict with an applicable plan, ordinance, or policy establishing a measure of effectiveness for the performance of the circulation system, taking into account all modes of transportation, including mass transit and non-motorized travel, and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? Measures of performance effectiveness include those found in the most up-to-date Southern California Association of Governments (SCAG) Regional Transportation Plan, County Congestion Management Plan, and County General Plan Mobility Element.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project does not increase existing density.

b) Exceed the County Congestion Management Plan (CMP) Transportation Impact Analysis thresholds?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No increase in area density proposed.

c) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP, for designated roads or highways (50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link)?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No increase in density.

d) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project has no impact or bearing on air traffic.

e) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Existing access road (April Road) from Mulholland Highway will be improved, increasing safety of ingress and egress from Mulholland Highway.

f) Result in inadequate emergency access?

Access road improvements will improve emergency access.

g) Conflict with the Bikeway Plan, Pedestrian Plan, Transit Oriented District development standards in the County General Plan Mobility Element, or other adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

Project will not conflict with any Bikeway, Pedestrian or Transit Oriented District Plan.

h) Decrease the performance or safety of alternative transportation facilities?

Project will have no impact on any alternative transportation facilities.

## 18. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) Exceed wastewater treatment requirements of the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Project is proposed to be on Onsite Wastewater Treatment System (OWTS).</i>				
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Project is proposed to be on OWTS.</i>				
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<i>SUSMP required to be approved.</i>				
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>A simple will serve service letter will be required from Las Virgenes Municipal Water District.</i>				
e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 21, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Project will be required to comply with LID requirements.</i>				
f) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Underground Edison utility cable will encroach into protective zone of protected oak trees.

**g) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?**

Project will not entail density increase.

**h) Comply with federal, state, and local statutes and regulations related to solid waste?**

No conflict with federal, state, and local statutes.

**19. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*Project impacts to oaks and local stream require mitigation measures and a SUSMP.*

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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*No significant increase in further residential development is perceived as a cumulative effect with this project.*

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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*During construction, mitigation measures are necessary to ensure proper storage of construction related materials.*