

Environmental Checklist Form (Initial Study)
County of Los Angeles, Department of Regional Planning



Project title: "Beacontree"/ Project No. 2008-00493-(3)/ Case No(s). RENV 200800039; RVAR 200800014;

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 91020

Contact Person and phone number: Rudy Silvas (213) 974-6462

Project sponsor's name and address: Camille Zeitouny, Zeitouny & Associates; 18243 Senteno Street, Rowland Heights, CA 91748

Project location: 2745 Beacontree Ln., Calabasas
APN: 4455-011-013 USGS Quad: Malibu Beach

Gross Acreage: 3.38

General plan designation: Non Urban Category (R)

Community/Area wide Plan designation: N10 – Mountain Lands 10/Santa Monica Mountains North Area Plan

Zoning: A-1-10 (Light Agricultural – 10 acre gross minimum required area)

Description of project: The project proposal is to construct a new single-story residence atop a graded pad in the Santa Monica Mountains. Pad location is over a delineated significant ridgeline of the Santa Monica Mountains North Area Plan, adopted on October 24, 2000. Pad was created with an approved grading permit, finalized in 2001. The Santa Monica Mountains North Area Community Standards District (CSD) was adopted on August 20, 2002, and amended with a Significant Ridgeline Protection section adopted on December 7, 2004. The Ordinance now requires that all structures, and their highest points, be kept at least 50 feet horizontal and 50 feet vertical from any delineated significant ridgeline within the CSD. Any structure which cannot meet this requirement must file for a variance. The proposed structure for this project is to be located directly atop a delineated significant ridgeline. The project also includes a swimming pool and accessory poolhouse. The maximum height of the residence proposed is 19 feet – 8 inches, and 13 feet for the poolhouse. The total footprint for the proposed residence with attached garage is 5,678 square feet, and 248 square feet for the poolhouse. Minor grading for final site preparation proposed for 40 cubic yards with balance on site. Access is through Beacontree Lane, which terminates at the site's entrance.

Surrounding land uses and setting: The project site is bordered to the north by an existing single family residence nearly at the same elevation as the existing pad, and located upslope of a single family residence to the east and to the south. To the west of the pad the property descends down into Stokes Canyon. The site overlooks Mulholland Highway, a designated scenic route, located downslope and further to the east of the pad. Although the pad area on site is flat, at an elevation of 1390 feet, the surrounding area on site still

consists of native vegetation. Stokes Canyon Creek is located to the west of the site, and Cold Creek to the east.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

<i>Public Agency</i>	<i>Approval Required</i>
<u>Mountains Recreation & Conservation Authority</u>	<u>Must review and approve of conservation easements as part of project mitigation.</u>
<u>Cal Fish & Wildlife</u>	<u>May be required for review and approval of any potential runoff and discharge into Stokes Canyon Creek, Cold Creek or other tributary.</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>TR 45465</u>	<u>81 SF lots & 3 open space on 442.7 acres (Recorded).</u>

Reviewing Agencies:

<i>Responsible Agencies</i>	<i>Special Reviewing Agencies</i>	<i>Regional Significance</i>
<input type="checkbox"/> None	<input type="checkbox"/> None	<input checked="" type="checkbox"/> None
Regional Water Quality Control Board:	<input checked="" type="checkbox"/> Santa Monica Mountains Conservancy	<input type="checkbox"/> SCAG Criteria
<input checked="" type="checkbox"/> Los Angeles Region	<input type="checkbox"/> National Forest	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Lahontan Region	<input checked="" type="checkbox"/> Mountains Recreation and Conservation Authority	<input type="checkbox"/> Water Resources
<input type="checkbox"/> Coastal Commission	<input checked="" type="checkbox"/> Resource Conservation District of Santa Monica Mountains Area	<input checked="" type="checkbox"/> Santa Monica Mtns. Area
<input type="checkbox"/> Army Corps of Engineers	<input checked="" type="checkbox"/> National Park Service	<input type="checkbox"/>
	<input checked="" type="checkbox"/> City of Calabasas	
	<input checked="" type="checkbox"/> Las Virgenes Water Dist.	
	<input checked="" type="checkbox"/> Mountains Restoration Trust	

Trustee Agencies

- None
- State Dept. of Fish and Wildlife
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- DPW:
 - Land Development Division (Grading & Drainage)
 - Geotechnical & Materials Engineering Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Health Hazmat
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

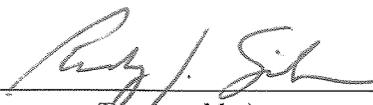
The environmental factors checked below would be potentially affected by this project.

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

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

On the basis of this initial evaluation:

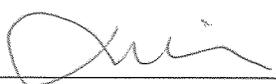
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions 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.



 Signature (Prepared by)

9/16/13

 Date



 Signature (Approved by)

9/16/13

 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>
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Would the project:

- a) Have a substantial adverse effect on a scenic vista?

Proposed residence will be single story, with a maximum height of 19'-8", and will utilize earth tone colors to make the residence less noticeable from surrounding areas. Mitigation of visual impacts through use of a landscape plan will also further reduce the visual impact of the proposed residence to less than significant. Landscape plan shall consist of native plants that will blend in with the natural landscape of the Santa Monica Mountains. The landscape/fuel mod plan shall be compliant with Fuel Modification requirements for fire hazard.

- b) Be visible from or obstruct views from a regional riding or hiking trail?

Site with proposed residence is visible from the New Millennium, Calabasas Cold Creek, Stokes Ridge and Secret riding and hiking trails. The proposed single story residence with earth tone colors and its landscape screening plan will reduce any visual impacts to less than significant.

- c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The existing significant ridgeline has been disturbed through grading more than a decade past, approved with a grading permit prior to the enactment of the County's ridgeline protective ordinance. Mitigation through landscaping with native plants, including oaks, will help restore some of the natural beauty lost through previous grading.

- 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?

Visual character and quality of the site, previously disturbed, will be improved by project and its landscaping. Proposed structures and driveway will be natural earth tone colors.

- e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

Design of residence is limited to one story, and will be required to meet night lighting requirements to prevent off-site glare and interference with wildlife migration corridor.

2. AGRICULTURE / FOREST

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

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Site not located in farmland designated area, per Los Angeles County Farmland Map of 2002 land is classified as "Urban and Built up" land. Project would be situated within a cluster of several other homes.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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No conflict with existing A-1-10 "Light Agricultural-10 acre gross minimum required area" zone on property.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project will have no conflict with existing zoning, or be cause for change to existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not impact forest land.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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No other changes are anticipated to impact or result in conversion of farmland of forest land.

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.

	<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>Would the project:</p> <p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Construction of one residence would not conflict with SCAQMD air quality plans.

<p>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project would not produce emissions that could affect air quality.

<p>c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No emissions will result from proposed project which would impact air quality.

<p>d) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No sensitive receptors will be exposed to substantial pollutant concentration as a result of construction of single family residence.

<p>e) Create objectionable odors affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No surrounding residents would be subjected to significant levels of objectionable odors due to construction of residence. Best management practices will be used to control dust, such as wetting down areas to be disturbed. Single family residence use will not create objectionable odors.

4. BIOLOGICAL 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>
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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 (CDFG) or U.S. Fish and Wildlife Service (USFWS)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The western face of the proposed residence has been setback 20 feet from the 1380 elevation contour to reduce required brush clearance on the slopes over Stokes Canyon. A perennial stream is located further down the canyon off-site. The project also involves an agreement between property owner, the Mountains Recreation and Conservation Authority, or another public entity acceptable to L.A. County Regional Planning to record conservation easements in order to ensure the continuance of habitat connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements. Mitigation measures are also established to protect any bird nesting habitat during breeding season.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Recordation of conservation easements will ensure continued habitat connectivity between the Cold Creek and Stokes Canyon watersheds.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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All drainage will be controlled through LID requirements in order to avoid any excessive runoff into the Cold Creek and Stokes Canyon watersheds. In addition, the applicant must use bio swales, and must check in with Cal Fish and Wildlife to ensure any jurisdictional requirements are met.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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corridors, or impede the use of native wildlife nursery sites?

Project involves an agreement between property owner, the Mountains Recreation and Conservation Authority or another public entity acceptable to L.A. County Regional Planning to record conservation easements, in order to ensure the continuance of habitat connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements.

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, southern California black walnut, etc.)?

No oak tree removals or encroachments are proposed with the project. Instead, new oak trees will be planted as part of a landscape plan.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

Project is not located in an SEA area and does not conflict with local ordinances protecting biological resources. The project has been designed and will employ mitigation measures to protect wildlife and native vegetation, along with natural open space preservation and habitat linkages between Stokes Canyon and Cold Creek, which is consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan.

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

Project, through mitigation and project design, contributes to the regional habitat conservation plan.

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>
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Would the project:

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"/>
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The significant ridgeline considered a historical resource was previously disturbed through grading; however, mitigation measures for the new single story residence with landscape screening proposed, and preservation of the remaining natural slopes into Stokes Canyon to the west, will prevent any further adverse changes to the significance of the ridge area.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There are no known archaeological resources at the site.

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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The significant ridgeline, a unique geologic feature, was disturbed due to previous grading activity but not completely destroyed. No further grading down of the ridge is proposed to accommodate the project, and mitigation measures will preserve the remaining natural slopes of the ridge top area.

d) Disturb any human remains, including those interred outside of formal cemeteries?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No known evidence of any human remains on site.

6. ENERGY

	<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>Would the project:</p> <p>a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project will be required to comply with Green Building requirements.

<p>b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Single family residence will not create an inefficient use of energy resources.

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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

There is no mapped fault trace on-site or within the surrounding vicinity. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

ii) Strong seismic ground shaking?

Final grading and drainage plan be reviewed by County Public Works prior to issuance of final grading and building permits. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

Pad area located next to steep slopes susceptible to landslides. No evidence indicating ground failure, liquefaction and lateral spreading likely. Final grading and drainage plan must be approved by County Public Works prior to issuance of building permits. (CGS Alquist-Priolo Maps, 1974-2007)

iv) Landslides?

Project pad area located next to steep slopes with landslide potential. Final grading plan required to be reviewed by Public Works to ensure safety of proposed residence from landslide hazard. (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005)

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

Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

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?

Proposed residential structure atop graded pad is above slopes subject to landslides. As mitigation for potential geologic hazards a final grading plan must be cleared by County Public Works to ensure safety and stability for the pad and the structures proposed, including swimming pool and poolhouse.

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?

Proposed residence most likely to be located on expansive soil; however, final grading plan review will set forth engineering requirements for any potential hazards related to expansive soils.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

Final grading plan must be cleared by County Public Works, and Onsite Wastewater Treatment System (OWTS) plans reviewed by County Public Health prior to issuance of building plan approval and building permit issuance and/or any further grading permits for final site preparation. Mitigation measures require applicant to meet with L.A. County Public Health to finalize OWTS plans.

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?

Residential pad area graded prior to the enactment of the ridgeline protective ordinance. Final grading and drainage plan review by L.A. County Public Works, and landscape/fuel mod plan review by L.A. County Regional Planning and Fire Department will minimize impacts to hillside to less than significant.

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>
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Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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New residence with swimming pool and poolhouse not likely to have significant contribution to GHG emissions. Planting of new oaks will contribute to the continued natural reduction of CO2 gas.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not conflict with any plan or policy to reduce GHG emissions.

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>Would the project:</p> <p>a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project is for a single family residence.

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All paints, glues or any other potentially toxic materials used during construction shall be properly stored.

<p>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff.

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Site is not likely on any such list.

<p>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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site not located within an airport land use plan area or in proximity to an airport.

<p>f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project site not within vicinity of a private airstrip.

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

Project for proposed residence would not interfere with emergency response and evacuation plans.

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

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

Although located in Fire Zone 4, a review of the project's fuel modification plan by Regional Planning and the County's Fuel Mod Unit will ensure mitigation against fire hazard while still allowing the project to blend in with the natural hillside area.

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

Proposed residence served by adequate access through Beacon Tree Lane. Although gated, Fire Department personnel shall retain accessibility.

iii) within an area with inadequate water and pressure to meet fire flow standards?

Las Virgenes Municipal Water District will serve property and also has on site easement under pad area. A mitigation measure has been prepared to ensure that access easement is not constructed or planted over impeding access. Mitigation measure will ensure easement for water service is kept clear.

iv) within proximity to land uses that have the potential for dangerous fire hazard?

Surrounding land uses are single-family residences and steep slopes into Stokes Canyon with heavy vegetation. A fuel mod/landscape plan will be developed to mitigate for retaining of much of the native vegetation on or near the site and also provide a high protection against wildfire hazards.

i) Does the proposed use constitute a potentially dangerous fire hazard?

The proposed residence does not constitute a dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

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

Would the project:

a) Violate any water quality standards or waste discharge requirements?

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any building or additional grading permits. Review of the plan will ensure mitigation against any violation of water quality standards or waste discharge requirements.

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)?

Project site will be served by Las Virgenes Municipal Water District. Applicant must obtain an official "Will Serve" letter from Water District.

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?

Residential structure will require proper drainage per Building and Safety and Low Impact Development (LID) requirements to prevent soil erosion. Project will be required to comply with Chapter 12.84 of Title 12 of the Los Angeles County Code.

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?

Drainage plan must control runoff, and will employ the use of a permeable driveway and other LID requirements. Bio swales must also be used. To ensure control of potential runoff into Stokes Canyon Creek or Cold Creek, or other jurisdictional requirements, applicant will be required to check in with Cal Fish and Wildlife for any requirements of a Streambed Alteration Agreement.

e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features will help control water runoff from the project after construction is completed. Bio Swales shall also be used.

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

Runoff control measures will be required through Best Management Practices during construction. Project will be required to comply with LID requirements to ensure runoff control after construction completed. MS4 requirements must be met for residence in hillside area. Best Management Practices will be employed for construction. Mitigation measures will ensure surface water or groundwater quality.

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 not conflict with LID Ordinance requirements.

h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?
Project will not be a point of discharge for pollutants into jurisdictional drainage impacting biological systems.

i) Use onsite wastewater treatment systems in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

An OWTS plan must be submitted to County Public Health and approved prior to issuance of any grading or building permits. A final grading and drainage plan will also be reviewed by County Public Works prior to issuance of grading and building permits. Review of the plans will ensure compliance for system implementation due to any geological limitations.

j) Otherwise substantially degrade water quality?
Review of OWTS plan by County Public Health will ensure that water quality is not degraded.

k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard

delineation map, or within a floodway or floodplain?

Project not located in mapped flood hazard area.

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

Project not located in mapped flood hazard area.

m) 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?

No hazard to site from severe flooding is indicated on maps or anticipated due to pad elevation.

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

Project is located in mountains area.

11. LAND USE AND PLANNING

	<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) Physically divide an established community?

Proposed single-family residence would infill part of an existing ridgetop community, with adjacent single-family residences located to north, south and east of pad location.

b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?

The Santa Monica Mountains North Area Plan designation for the site is N10 – Mountain Lands 10 (1du/10 acres). The project site is 3.38 acres total in size which is substandard to area requirements for a single family residence. Although the proposed residence does not meet the area requirements per the area plan, it is proposed on a legally established parcel and its proposed location infills a cluster of development of single-family homes near and at the top of the ridgeline, which is consistent with the area plan to cluster residential development and reduce disturbances to topographic, vegetative and biological settings. Impact to land use plan guidelines would be less than significant through mitigation measures that site the proposed residence with its one story design in the location of the existing pad on the plans.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The designated zoning on the property is A-1-10 (Light Agricultural-10 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The right to build a single-family residence is subject to a Variance per the County's Zoning Ordinance Section 22.44.133 of Santa Monica Mountains North Area CSD. The residence, if developed per the mitigation measures proposed for the project would be consistent with the County Zoning Ordinance.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

Project development through implementation of proposed mitigation measures will bring the project into conformance with hillside management criteria.

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>
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No loss of any known mineral resource would occur as a result of the project.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No such loss is anticipated as result of the project.

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>
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Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices. Days and hours of work will be controlled through conditions.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Any groundborne vibrations or noise levels during construction shall be controlled through best management practices.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Noise during construction will be controlled through best management practices.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Construction noise to be controlled through best management practices.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project not located within an airport land use plan area or within two miles of a public airport.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project not located within 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>
Would the project:				
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"/>
<u>Proposed residence would be part of an established rural community.</u>				
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>No other existing residences will be displaced.</u>				
c) 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"/>
<u>No individuals are to be displaced as a result of project.</u>				
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Project will not result in any significant population increase.</u>				

15. PUBLIC SERVICES

	<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>

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:

Fire protection?

Project site is located six miles from Fire Station 68 which is located to the north in the City of Calabasas. The Fire Department's effective level of service is for an eight minute response time for the first arriving unit, and 12 minutes for the Advanced Life Support (Paramedic) unit in suburban areas. Service is still deemed to be adequate by the Fire Department for serving the proposed project. The applicant must meet Fire Department requirements for access of the gated private Beacon Tree Lane to the site. Additional fees may apply to maintain adequate service to the proposed project site.

Sheriff protection?

Nearest Sheriff Station is Malibu Lost Hills, approximately eight miles to the north in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.

Schools?

The addition of one household in the community of clustered ridgetop homes, with no room to build more homes, will not have a significant impact on the local school district.

Parks?

No anticipated impacts to park and recreational facilities with the addition of one household.

Libraries?

Library mitigation fees for proposed residence shall be paid by project proponent.

Other public facilities?

No other impacts to public facilities anticipated through project.

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 would not significantly increase use of parks.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project would not require construction or expansion of such facilities.

c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project involves an agreement between property owner, the Mountains Recreation and Conservation Authority or another public entity, to record conservation easements in order to ensure the continuance of habitat/open space connectivity between the Cold Creek and Stokes Canyon watersheds. A mitigation measure has been developed to ensure recordation of these conservation easements.

17. TRANSPORTATION/TRAFFIC

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) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? <u>Project does not present any impacts to the circulation system.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), 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? <u>Project will not conflict with CMP.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? <u>Project would not affect air traffic patterns.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <u>No new hazards would be created.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? <u>Emergency access would remain the same.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? <u>Project presents no conflict with any such policies, plans or programs.</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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>
<p>Would the project:</p> <p>a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? <u>Proposed residence will be on septic.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? <u>Project will be on septic.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? <u>No drainage system capacity problems anticipated.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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? <u>Project to be served by Las Virgenes Municipal Water Dist., with on-site easement by water company to be kept clear of any construction or on-site planting over it which could impede access. Will serve letter reqd.</u></p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>e) 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? <u>No capacity problems anticipated, no need to construct new energy facilities or expand existing as a result of project.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? <u>Proposed project should not impact area landfills.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>g) Comply with federal, state, and local statutes and regulations related to solid waste? <u>Project not anticipated to conflict with federal, state and local statutes regulating solid waste.</u></p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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>
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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"/>
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Mitigation measures will prevent project from creating significant environmental impacts, visual impacts, and public safety impacts. Grading for final site preparation will be minor and within the existing pad area. Drainage and runoff during construction and after project completion to be controlled through best management practices and mitigation measures.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project with mitigation measures will overall improve the environment and not be a disadvantage to long-term environmental goals in the area.

c) 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Visual impact of this project is individually limited, but is cumulative as part of other residences along the ridgeline in the vicinity that have been constructed in years past. Residential design and landscape/fuel mod plan will mitigate visual impact of project to less than significant.

d) 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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The project with mitigation measures will not have environmental impacts that will directly or indirectly impact human beings as a result of the project.