

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



Project title: Monte Nido Estates, Recorded Tract 38931

- Project No. R2012-02436/Case No(s). RPP201200970 and RENV201200258, Lot 6;
- Project No. R2012-02437/Case No(s). RPP201200971 and RENV201200258, Lot 3;
- Project No. R2012-02438/Case No(s). RPP201200972 and RENV201200258, Lot 15;
- Project No. R2012-02439/Case No(s). RPP201200973 and RENV201200258, Lot 14;
- Project No. R2012-02440/Case No(s). RPP201200974 and RENV201200258, Lot 1;
- Project No. R2013-03620/Case No(s). RPP201301334 and RENV201200258, Lot 19;
- Project No. R2013-03621/Case No(s). RPP201301335 and RENV201200258, Lot 2;
- Project No. R2013-03622/Case No(s). RPP201301336 and RENV201200258, Lot 18;
- Project No. R2013-03623/Case No(s). RPP201301337 and RENV201200258, Lot 17;
- Project No. R2013-03624/Case No(s). RPP201301338 and RENV201200258, Lot 20;
- Project No. R2013-03625/Case No(s). RPP201301339 and RENV201200258, Lot 7;
- Project No. R2013-03626/Case No(s). RPP201301340 and RENV201200258, Lot 21;
- Project No. R2013-03627/Case No(s). RPP201301341 and RENV201200258, Lot 16;
- Project No. R2013-03628/Case No(s). RPP201301342 and RENV201200258, Lot 13;
- Project No. R2013-03629/Case No(s). RPP201301343 and RENV201200258, Lot 4;
- Project No. R2013-03630/Case No(s). RPP201301344 and RENV201200258, Lot 22;

The above sixteen (16) single-family residential plot plan applications (Phase 1 & 2), are for the proposed development of Lots 1, 2, 3, 4, 6, 7, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 of Tract Map 38931. An EIR was certified for the original approval of Tract Map 38931. This initial study is an analysis of the development of the lots with residences within a Sensitive Environmental Resource Area (SERA). Phase 1 for Lots 1, 3, 6, 14 and 15 have been reviewed by the County Environmental Review Board (ERB) on November 19, 2012, and Phase 2 for Lots 2, 4, 7, 13, 16, 17, 18, 19, 20, 21 and 22 on February 24, 2014. County Public Works, Public Health, Parks and Recreation and the Fire Department have reviewed the proposed development of the lots identified. Lot 7 must still be approved by Public Health. Road improvements along the frontage of the subdivision on Piuma Road and Woodruff Road were waived by Public Works due to the oak trees impacts for the subdivision.

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

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

Project sponsor's name and address:

Vintage Pacific at Monte Nido, LLC
9828 Research Drive
Irvine, CA 92618

Project location: Phase1:

- 25645 Piuma Road, Monte Nido (Project R2012-02436); APN: 4456-038-006
- 25677 Piuma Road, Monte Nido (Project R2012-02437); APN: 4456-038-003
- 25666 Piuma Road, Monte Nido (Project R2012-02438); APN: 4456-038-015
- 25664 Piuma Road, Monte Nido (Project R2012-02439); APN: 4456-038-014
- 420 Woodbluff Road, Monte Nido (Project R2012-02440); APN: 4456-038-001

Phase 2 project locations:

25693 Piuma Road, Monte Nido (Project R2013-03621); APN: 4456-038-002
25675 Piuma Road, Monte Nido (Project R2013-03629); APN: 4456-038-004
25631 Piuma Road, Monte Nido (Project R2013-03625); APN: 4456-038-007
25634 Piuma Road, Monte Nido (Project R2013-03628); APN: 4456-038-013
25680 Piuma Road, Monte Nido (Project R2013-03627); APN: 4456-038-016
25720 Piuma Road, Monte Nido (Project R2013-03623); APN: 4456-038-017
25722 Piuma Road, Monte Nido (Project R2013-03622); APN: 4456-038-018
25724 Piuma Road, Monte Nido (Project R2013-03620); APN: 4456-038-019
25734 Piuma Road, Monte Nido (Project R2013-03624); APN: 4456-038-020
25750 Piuma Road, Monte Nido (Project R2013-03626); APN: 4456-038-021
25752 Piuma Road, Monte Nido (Project R2013-03630); APN: 4456-038-022

USGS Quad: Malibu Beach; T1S, R17W, Section 17

Gross Acreage: 15.4 acres (4.6 acres in Phase 1 and 11.8 acres in Phase 2)

General plan designation: Non-Urban

Community/Area wide Plan designation: (5) Malibu Land Use Plan: Rural Land Use III (1 du/2 acres); Portions of Lots 17, 18 and 19 are also (3) Malibu LUP: Rural Land I (1 du/10 acres)

Zoning: A-1-1 (Light Agriculture-1 acre min. size lot area required)

Description of project: Phase 1: Five proposed Single-Family Residences on individually owned parcels:

- Project No. R2012-02436/Case RPP201200970: New two-story 4,119 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 42,837 sq. ft. Proposed grading includes 225 CY cut and 95 CY fill (130 CY export).
- Project No. R2012-02437/Case RPP201200971: New two-story 4,119 sq. ft. single-family residence, with associated pool, septic system, hardscape, and landscaping. The subject property is 40,037 sq. ft. Proposed grading includes 0 CY cut and 75 CY fill (75 CY import).
- Project No. R2012-02438/Case RPP201200972: New two-story 5,234 sq. ft. single-family residence, with associated retaining walls, hardscape, and landscaping. The subject property is 40,059 sq. ft. Proposed grading includes 150 CY cut and 0 CY fill (150 CY export).
- Project No. R2012-02439/Case RPP201200973: New two-story 4,435 sq. ft. single-family residence, with pool, retaining walls, and landscaping. The subject property is 40,027 sq. ft. Proposed grading includes 275 CY cut and 10 CY fill (265 CY export).
- Project No. R2012-02440/Case RPP201200974: New three-story 5,411 sq. ft. single-family residence, with pool, retaining walls, hardscape, and landscaping. The subject property is 40,127 sq. ft. Proposed grading includes 560 CY cut and 0 CY fill (560 CY export).

Phase 2: Eleven proposed Single-Family Residences on individually owned parcels:

- Project No. R2013-03620/Case RPP201301334: New two-story 4,119 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 46,408 sq. ft. Proposed grading includes 700 CY cut and 100 CY fill (600 CY export).
- Project No. R2013-03621/Case RPP201301335: New two-story 4,440 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 45,923 sq. ft. Proposed grading includes 100 CY cut and 500 CY fill (400 CY import).
- Project No. R2013-03622/Case RPP201301336: Case RPP: New two-story 4,407 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 49,329 sq. ft. Proposed grading includes 350 CY cut and 50 CY fill (300 CY export).
- Project No. R2013-03623/Case RPP201301337: New three-story 5,411 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 56,723 sq. ft. Proposed grading includes 350 CY cut and 0 CY fill (350 CY export).
- Project No. R2013-03624/Case RPP201301338: New two-story 3,662 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 46,311 sq. ft. Proposed grading includes 450 CY cut and 75 CY fill (375 CY export).
- Project No. R2013-03625/Case RPP201301339: New two-story 5,234 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 120,688 gross sq. ft. (78,435 net sq. ft. after storm drain easement and flood hazard area removal). Proposed grading includes 350 CY cut and 50 CY fill (300 CY export).
- Project No. R2013-03626/Case RPP201301340: New two-story 4,407 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 48,870 sq. ft. Proposed grading includes 700 CY cut and 0 CY fill (700 CY export). A 30-foot long and 20-foot wide bridge will be constructed to jointly access Lots 21 (APN 4456-038-021) and 22 (APN 4456-038-022).
- Project No. R2013-03627/Case RPP201301341: New two-story 3,636 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 40,061 sq. ft. Proposed grading includes 420 CY cut and 0 CY fill (420 CY export).
- Project No. R2013-03628/Case RPP201301342: New two-story 4,407 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 40,098 gross sq. ft. (30,936 net sq. ft. after storm drain easement and flood hazard area removal). Proposed grading includes 320 CY cut and 0 CY fill (320 CY export).
- Project No. R2013-03629/Case RPP201301343: New two-story 5,318 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 40,478 sq. ft. Proposed grading includes 225 CY cut and 95 CY fill (130 CY export).
- Project No. R2013-03630/Case RPP201301334: New two-story 3,732 sq. ft. single-family residence, with associated pool, retaining walls, septic system, hardscape, and landscaping. The subject property is 54,594 sq. ft. Proposed grading includes 480 CY cut and 100 CY fill (380 CY export). A 30-foot long and 20-foot wide bridge will be constructed to jointly access Lots 21 (APN 4456-038-021) and 22 (APN 4456-038-022).

Surrounding land uses and setting: The project site is located within the Santa Monica Mountains Coastal Range of unincorporated Los Angeles County along Piuma Road. There are currently 16 graded but vacant lots recorded under Tract Map 38931. The project site is about 2.75 miles north of the City of Malibu and Pacific Coast Highway, and about 5 miles south of the City of Calabasas and State Highway 101, as shown in **Figure 1, Regional Map.** Specifically, the project site is at the southern edge of the rural Monte Nido community and is located within the U.S. Geological Survey (USGS) 7.5' Malibu Beach topographic quadrangle map, Section 17, Township (T) 1 South (S), Range (R) 17 West (W), as shown in **Figure 2, Vicinity Map.** Characteristic plant communities in the area include chaparral and coast live oak woodland. Piuma and Cold Canyon Roads are the primary access roads to the project location with regional access from the west provided by Malibu Canyon Road. Surrounding land uses include rural residential development to the north and west (Monte Nido community) and open space to the south and east, including areas of the Malibu Creek State Park and the Backbone Trail. An ephemeral drainage (Little Dark Creek) flows parallel to Piuma Road at the eastern boundary of Lot 13, then north beneath Piuma Road along the eastern edge of Lot 7 and northeast corner of Lot 6, subsequently off-site to the north. The subject properties are within the Coastal Zone and have a Sensitive Environmental Resource Area (SERA) overlay of the Malibu-Cold Creek Resource Management Area in addition to two Environmentally Sensitive Habitat Areas (ESHA).

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>Calif. Coastal Commission</u>	<u>Coastal Development Permit</u>
<u>Cal Fish and Wildlife</u>	<u>Possible Streambed Alteration Agreement</u>
<u>U.S. Army Corp of Engrs.</u>	<u>Possible 404 permit</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>TR45168</u>	<u>Land Division application to create 7 single-family lots on 8.1 acres; approved 12/05/90</u>
<u>OTP87-160</u>	<u>Oak Tree Permit to remove one oak tree; approved 10/07/1987</u>

Reviewing Agencies:

Responsible Agencies

- None
- Regional Water Quality Control Board:
 - Los Angeles Region
 - Lahontan Region
- Coastal Commission
- Army Corps of Engineers

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- City of Malibu
- National Forest
- Edwards Air Force Base
- Mountains Recreation and Conservation Authority
- Las Virgenes Municipal Water District

Regional Significance

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
-

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
 - Watershed Management Division (NPDES)
 - Traffic and Lighting Division

- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

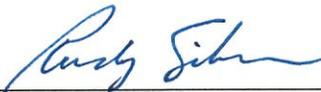
The environmental factors checked below would be potentially affected by this project.

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

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)

5-7-14

Date



Signature (Approved by)

5-7-14

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?

The project site is visible from a scenic vista along Piuma Road to the southwest; however, the proposed new residences are within a neighborhood of existing rural residential homes. Project landscaping will include indigenous California native species to assist in transition of the built environment to the adjacent natural setting. Landscape plan to be reviewed by staff biologist as a mitigation measure.

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

The Backbone Trail is aligned east, south and west of the proposed building locations. The new residential structures will be visible from hikers that use this trail, which was dedicated in this location as a condition of the original approval of Tract Map 38931. The proposed residences are similar in design to the existing residences in the area. Project landscaping with locally indigenous species will mitigate the visual effect and provide screening.

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

The closest scenic highway is Malibu Canyon Road located about 0.75 mile west of the project site. In addition, Mulholland Highway is located about 1.5 miles north of the project site but the project site is not visible from that location. No impacts are proposed to the oak trees and no prominent rock outcroppings are present on the project site.

- 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?

The proposed new residential structures will not substantially degrade the visual quality or character of the area because they will be similar in size and scale to the existing rural residential homes in the project area.

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

The new residential structures will be an incremental source increase for light and glare. However, The homes would be located at a low elevation beneath surrounding ridgelines and within the canopies of mature oak trees resulting in a setting for minimal sunlight glare or reflection. In addition, large reflective surfaces will be avoided. Night lighting will comply with the County's Rural Outdoor Lighting District provisions requiring low light sources that are shielded and directed away from open space areas to prevent light trespass. Security lighting will be controlled by infrared motion detectors.

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>
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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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not designated as Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Important Farmlands Map, California Department of Conservation, Division of Land Resource Protection, September 2011).

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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The project site is not located within a designated Agricultural Opportunity Area (Special Management Areas map from Los Angeles County General Plan) or designated with a Williamson Act contract.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not zoned as forest land, timberland or Timberland Production.

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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The project will not result in the loss of forest land or convert forest land to non-forest use. All oaks trees within the project site will be maintained.

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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The proposed residential project will not involve changes to the existing environment that would result in the conversion of Farmland to non-agricultural use or forestland to non-forest use because the properties are not considered Farmland or forestland.

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>
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Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project is consistent with the County of Los Angeles General Plan and will not conflict with or obstruct implementation of the 2012 Air Quality Management Plan of the South Coast Air Quality Management District (SCAQMD).

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residential project will comply with current air quality control standards including control of fugitive dust during construction (Rule 403) and will not contribute substantially to an air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed 16 single-family residential project should not result in a cumulatively considerable increase in ozone or PM2.5 for which the Los Angeles South Coast Air Basin is in non-attainment because size and phasing of the project (five homes in the initial phase with 11 homes in a second phase) should not exceed current thresholds. Will consult with SCAQMD.

d) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The existing rural residences near or adjacent to the project site will not be exposed to substantial pollutant concentration such as particulate matter or other air contaminants since the project construction will be of short duration and phased over two construction periods.

e) 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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The proposed project is a residential land use that will not create objectionable odors that may affect a substantial number of people. However, mitigation measures for dust control and diesel fuel emissions will be implemented for project during construction phase.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

The project site does not host any Federal or State-listed threatened or endangered plant or wildlife species. Fish's milkwort (*Polygala cornuta* var. *fishiae*), a California Native Plant Society (CNPS) Rank 4.3 species was observed on the project site outside of the development footprint (Biological Resources Assessment, Monte Nido Estates Project prepared by PCR Services Corporation, October 2012). The small on-site population of this species occurs on Lot 16 and within the proposed fuel modification zone for Lots 16 and 17. In addition, two sensitive wildlife species of special concern, the turkey vulture and oak titmouse, were observed on-site. Several other species were considered to have potential to occur, including a low potential for 11 species (Santa Monica shieldback katydid, San Bernardino ringneck snake, San Diego mountain kingsnake, coast horned lizard, pallid bat, western mastiff bat, western red bat, hoary bat, western small-footed myotis, Yuma myotis, and American badger), a moderate potential for three species (Santa Monica grasshopper, Southern California rufous-crowned sparrow, and Bell's sage sparrow), and a high potential for three species (coastal western whiptail, Cooper's hawk and San Diego desert woodrat). The habitat loss for these species as a result of the Project would not be expected to impact their continued existence on the site or in the region. This is due to the avoidance of direct habitat impacts on-site and the presence of open space areas adjacent to the Project site. For the species of special concern, namely San Diego mountain kingsnake, coast horned lizard, pallid bat, western mastiff bat, San Diego desert woodrat and American badger, impacts would be considered adverse but less than significant with the proposed direct habitat avoidance, exclusive of fuel modification. In addition, the project proponent will dedicate about 9.8 acres of natural open space proximate to the project site on the east after plot plan development approvals are granted.

The project site supports potential nesting and foraging habitat for migratory birds, in addition to potential open foraging habitat for raptors. Nesting habitat consists primarily of woodland and shrub areas totaling approximately 6.9 acres or 45 percent of the total site acreage (including 0.93 acre of Parcel 5), consisting of 3.01 acres of coast live oak woodland, 3.39 acres of chamise chaparral, and 0.47 acre of birchleaf mountain mahogany/greenbark ceanothus chaparral. Of this, approximately 6.74 acres, or 98 percent, of the total woodland and scrub habitat will avoid direct impact but will be impacted by the fuel modification plan. Direct impacts to the migratory and nest bird species would be avoided through compliance with the Migratory Bird Treaty Act (MBTA) and the Fish and Game Code Sections 3503, 3503.5 and 3513. The staff biologist will coordinate nesting bird surveys and review the proposed landscape and fuel modification plan as mitigation for impacts to nesting bird species.

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 CDFW or USFWS?

The project site does not support any sensitive plant communities as designated by CDFW. Impacts to sensitive plant communities would be considered less than significant with the proposed direct habitat avoidance, exclusive of fuel modification.

The project supports riparian habitat within drainages that are considered jurisdictional pursuant to CDFW. No direct impacts are proposed to these jurisdictional drainages, although compliance with permit requirements maybe necessary depending on the design of the bridge to access driveways for Lots 21 and 22. The Project proposes to avoid direct impacts by placing the footing of the bridge outside of both USACE and CDFW jurisdictional areas although temporary construction impacts may require regulatory permitting. The applicant will be required to check with CDFW and USACE for jurisdictional requirements.

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?

No federally protected wetlands occur on-site. The Project site does, however, support non-wetland, ephemeral USACE/RWQCB “waters of the U.S.” that are regulated pursuant to Section 404 and 401 of the Clean Water Act. The project also supports riparian habitat within drainages that are considered jurisdictional pursuant to CDFW. No direct impacts are proposed to these jurisdictional drainages, although compliance with permit requirements maybe necessary depending on the design of the bridge to access driveways for Lots 21 and 22. The Project proposes to avoid direct impacts by placing the footing of the bridge outside of both USACE and CDFW jurisdictional areas although temporary construction impacts may require regulatory permitting. The applicant will be required to check in with CDFW and USACE for jurisdictional requirements.

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?

The project site supports potential live-in and movement habitat for species on a local scale but the site likely provides little to no function to facilitate wildlife movement for wildlife species on a regional scale, and is not identified as a regionally important dispersal or seasonal migration corridor. Project implementation would result in disturbances to local wildlife movement within the project site, but those species adapted to disturbed areas would be expected to persist on-site following construction, particularly within the proposed open space areas. As such, impacts to wildlife movement would be less than significant.

The project site has the potential to support migratory birds and songbird nests due to the presence of native shrubs and trees. The project will comply with MBTA and Fish and Game Code provisions to prevent impacts during construction to nesting and migratory birds. The staff biologist will coordinate nesting bird surveys and review the proposed landscape and fuel modification plan to mitigate for any impacts to nesting bird species.

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, Joshua trees, southern California black walnut, etc.)?

The project site supports 3 acres of coast live oak woodland habitat scattered throughout the 16 parcels. The proposed project would avoid direct impacts to oak trees; however, fuel modification implementation would remove 2.74 acres of disturbed understory throughout the on-site oak woodland habitat. A few scattered individuals of southern California black walnut occur within the native chaparral communities outside the development footprint.

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)?

The project site lies within the Coastal Zone and is almost completely within the Malibu/Cold Creek Resource Management Area and is overlain with two ESHAs. Residential uses at existing parcel densities are permitted uses within the Malibu/Cold Creek Resource Management Area. The project must also comply with the requirements of the tract map Coastal Development Permit (CDP 5-83-4). The individual residences must comply with the policies of the Malibu Coastal Land Use Plan and the Table 1 development standards. Setbacks from ESHA will be less than 100 feet in some locations, which is authorized under the special conditions of the CDP 5-83-4, which set a lesser setback of 50 feet for the project. Lot 6 shows a setback of only 80 feet from the mapped ESHA, which was mismapped in the 1986 plan. The residence on Lot 6 is proposed to be located 150 feet from the drainage to the east of the property and flows within the northeast corner of the parcel. Lot 7 is mapped with an ESHA through the middle of the graded building pad; however, the actual drainage for which the ESHA was designated is from 50 to 150 feet to the east of the mapped ESHA, averaging about 98 feet in displacement. The graded building pad varies from 50 to 110 feet from the bottom of the drainage with the proposed residential structure another average of 20 feet away from the drainage, demonstrating consistency with the approved CDP 5-83-4 setback requirements. Similarly, Lot 13 development would be setback only 60 feet of the mapped ESHA, which in this location is mapped over Piuma Road. The actual development setback for Lot 13 from the drainage course to the east is 180 feet. Lot 19 would have development setback about 130 feet from the mapped ESHA on the western portion of the project site. Lot 18 development would be setback about 120 feet from the mapped ESHA. Lot 20 proposes a development setback of 85 feet from the mapped ESHA, which is in compliance with the CDP Special Condition. Lot 21 proposes a building development setback of 90 feet. Lot 22 would have a

building setback of approximately 35 feet from the mapped ESHA. Compliance with the Special Conditions of CDP 5-83-4 and the general provisions of the policies of the Malibu Coastal Land Use Plan would reduce impacts to coastal land use policies to a less than significant level. ERB review of the five plot plans of Phase 1 occurred on 19 November 2012; the project was found to be consistent after modifications.

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

The project site does not occur within the limits of any adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan. However, mitigation measures shall be implemented to ensure protection of native species and habitat associated with the project site.

Recommended Mitigation Measures:

Prior to the issuance of any grading permit for permanent impacts in the areas designated as jurisdictional features on Lots 21 and 22, the project applicant shall, where warranted by the appropriate agencies, obtain a Clean Water Act (CWA) Section 404 permit from the USACE, a CWA Section 401 permit from the RWQCB, and Streambed Alteration Agreement permit under Section 1602 of the California Fish and Game Code from the CDFW. The only portion of the project site where crossing of a jurisdictional feature occurs is the proposed bridge to access Lots 21 and 22 in the southwestern portion of the project site.

Prior to the issuance of any grading permit that would require removal of potential habitat for raptor and songbird nests, the project applicant shall demonstrate to the satisfaction of the County of Los Angeles and the Coastal Commission that either of the following have been or would be accomplished.

1. Vegetation removal activities shall be scheduled outside the nesting season (September 1 to February 14 for songbirds; September 1 to January 14 for raptors) to the greatest extent feasible, to avoid potential impacts to nesting birds; or
2. It is recommended that if activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., Cooper's hawks or hummingbirds) and from mid-March through September for most bird species, the applicant have a qualified biologist conduct surveys for any and all active nests. Pre-construction nesting bird surveys should be conducted weekly, within 30 days prior to initiation of ground-disturbing activities to determine the presence of active nests. The surveys should continue on a weekly basis with the last survey being conducted no more than three days before the start of clearance/construction work. Surveys should include examination of trees, shrubs, and the ground, within grasslands, for nesting birds, as several bird species known to the area are shrub or ground nesters, including mourning doves. If ground-disturbing activities are delayed, additional pre-construction surveys are recommended so that no more than three days will have elapsed between the survey and ground-disturbing activities.

It is recommended that, if active nests are located during pre-construction surveys, clearing and construction activities within 50 feet of the nest (100 feet for raptors) be postponed or halted until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. Limits of construction to avoid an active nest should be established in the field with flagging, fencing, or other appropriate

barriers and construction personnel should be instructed on the sensitivity of nest areas. The biologist should serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts on these nests will occur. It is recommended that the results of the survey, and any avoidance measures taken, be submitted to the CDFW within 30 days of completion of the pre-construction surveys and/or construction monitoring to document compliance with applicable state and federal laws pertaining to the protection of native birds.

3. Security fencing for the residences is to be limited to fuel-modification zone A/B; any property perimeter fencing shall be wildlife friendly and accommodate the movement of all wildlife in the area. Fencing details shall be approved as part of the residential Plot Plans.
4. Outdoor lighting shall be minimized in observance of Rural Lighting District standards. All security lighting shall be operated by motion-detectors and shielded so as not to illuminate adjacent natural areas.
5. Large reflective surfaces shall be avoided. This provision shall be reviewed as part of the residential Plot Plan.
6. Landscape/fuel modification plans for each residence shall be reviewed and approved by DRP prior to the issuance of a building permits; landscaping shall provide a visual screening and erosion-preventative function. New landscaping shall consist only of locally indigenous native plants outside of fuel-modification zone A/B.

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?

The project site does not contain any historical resources and no change in the significance of any historical resource would occur.

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

The project site consists of 16 graded building pads and no additional significant landform alterations are proposed. As a consequence of earth movement being limited to finish grading, no substantial adverse change to archaeological resources would occur and no archaeological resources are currently known from the project site.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?

The project site consists of 16 graded building pads and no additional significant landform alterations are proposed. As a consequence of earth movement being limited to finish grading, no destruction of paleontological resources or geologic features would occur and no unique paleontological resources or geologic features are currently known from the project site.

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

The proposed project would limit earth movement to finish grading with the exception of excavation for swimming pools. The project site is not known to possess human remains. In the unlikely event of discovery or recognition of any human remains in any location on the project site during excavation, the project proponent would comply with California Health and Safety Code Section 7050.5 by cessation of further excavation or disturbance of the site until the County coroner determines that the remains are not subject to the provisions of Section 27491 of the Government Code.

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>
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Would the project:

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)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would demonstrate compliance with the Green Building Ordinance and the Drought Tolerant Landscaping Ordinance at the time of building permit issuance and, consequently, the project would not conflict with these ordinances.

b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed 16 single-family residences on existing graded parcels would make efficient use energy resources with project design features consistent with the provisions of the Green Building Ordinance, such as efficient building envelopes, high-performance materials and energy-efficient appliances.

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.

The project site is not located within an Alquist-Priolo Earthquake Fault Zone (Source: Malibu Beach Quadrangle, Earthquake Fault Zone Map, August 16, 2007). The project site is located about 1.5 miles north of the Malibu Coast Fault.

ii) Strong seismic ground shaking?

The closest known fault is the Malibu Coast Fault located about 1.5 miles south of the project site Source: Fault Rupture Hazards and Historic Seismicity Safety Element Map [Plate 1], Los Angeles County General Plan, 1980).

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

The project site is not located within an identified liquefaction area (Source: Malibu Beach Quadrangle, Seismic Hazard Zones Map, October 17, 2001).

iv) Landslides?

The project site contains a small area on Lots 18 and 19 designated as an earthquake-induced landslide area (Source: Malibu Beach Quadrangle, Seismic Hazard Zones Map, October 17, 2001). Project would comply with all Building Code requirements for structural safety to reduce seismic hazard danger.

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

The project site consists of 16 existing vacant building pads surrounded by hillsides covered with native vegetation. Each building pad consists of existing compacted fill overlying Conejo Volcanics bedrock (Source: Responses to County of Los Angeles Department of Public Works Soils Engineering and Geologic Review Sheets, Lots 17-22, Tract 38931, Piuma Road, Calabasas, prepared by Gold Coast Geoservices, Inc. January 31, 2013 and Responses to County of Los Angeles Department of Public Works Soils Engineering and Geologic Review Sheets, Lots 1-4, 6, 13-16, Tract 38931, Piuma Road, Calabasas, prepared by Gold

Coast Geoservices, Inc. January 29, 2013). Fuel modification will remove some of the existing vegetation but would not result in substantial soil erosion.

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?

The project site consists of 16 existing vacant building pads surrounded by hillsides covered with native vegetation. All building pads consist of existing compacted fill overlying Conejo Volcanics basaltic bedrock and proposed structures would be safe against hazard from landslide, settlement, or slippage, and that the proposed construction would have no adverse geologic effect on offsite properties (Source: Responses to County of Los Angeles Department of Public Works Soils Engineering and Geologic Review Sheets, Lots 17-22, Tract 38931, Piuma Road, Calabasas, prepared by Gold Coast Geoservices, Inc. January 31, 2013 and Responses to County of Los Angeles Department of Public Works Soils Engineering and Geologic Review Sheets, Lots 1-4, 6, 13-16, Tract 38931, Piuma Road, Calabasas, prepared by Gold Coast Geoservices, Inc. January 29, 2013).

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?

The project site consists of compacted fill overlying Conejo Volcanic bedrock (Source: Engineering Geologic Materials Safety Element Map [Plate 2], Los Angeles County General Plan, 1980). There are no expansive soils on the project site.

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

The proposed project would use Onsite Wastewater Treatment System (OWTS) consisting of seepage pits. All sites are underlain by basalt bedrock assigned to the Conejo Volcanics. Percolation test results verify the feasibility of constructing an OWTS for each lot in conformance with current Los Angeles County Department of Public Health regulations, including siting seepage pits at locations that are setback at least 150 feet from the drainage course (Source: Percolation Test Results and Feasibility Study of Onsite Wastewater Treatment Systems for Proposed Single Family Residences, Lots 1-4, Lot 6, and Lots 8-22, Tract 38931, Piuma Road, Calabasas, Los Angeles County prepared by Gold Coast Geoservices, Inc. July 28, 2011 and Percolation Test Results and Onsite Wastewater Treatment System Design Report for Proposed Single Family Residence and Detached Guest Suite, Lot 7, Tract 38931, 25617 Piuma Road, Calabasas, County of Los Angeles prepared by Gold Coast Geoservices, Inc. February 8, 2012).

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?

The project site includes 16 existing graded building pads, all of which are essentially flat. Areas of the project site with slopes greater than 25% are confined to the southern portion where no development is proposed consistent with the Hillside Management development criteria.

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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The proposed project consists of 16 single-family residences constructed on existing building pads on parcels zoned for single-family residential use. The project would not generate greenhouse gas emissions that would have a significant environmental impact as compliance with the Green Building Ordinance would result greater energy efficient usage.

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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The proposed residential project would not conflict with any plan or policy that has been adopted to reduce greenhouse gas emissions. The project would demonstrate compliance with the Green Building Ordinance prior to issuance of building permits.

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>
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Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not propose to store, transport, produce, use or dispose of hazardous materials.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed single family residential use would not create a significant public hazard and would not accidentally release hazardous materials into the environment.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed single family residential use would not emit or use hazardous materials that could pose a threat to surrounding properties.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site consists of 16 graded building pads ready to construct single family residences and the site is not listed as a hazardous materials site. There is no potential for the proposed project to create a significant hazard to the public.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not within an airport land use plan, within two miles of a public or private use airport, or within the vicinity of a private airstrip. In addition, the proposed project would not result in a safety hazard for people residing in the area.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within the vicinity of a private airstrip and would not constitute a safety hazard for people residing or working in the project area.

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

The project site consists of 16 graded but undeveloped building pads located within a rural residential community. Piuma Road is the primary access to the project site and the proposed project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

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)?

The project site is located in a very high fire hazard severity zone. Primary access is provided from Piuma Road, which provides emergency access to both current and future residents in the area for emergency vehicles. Fire Station #67 at 25801 Piuma Road is less than one-eighth mile west from the project site. Each of the 16 residential homes would be required to provide fuel modification clearance around each habitable structure.

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

Access to the project site is from Piuma Road, a commonly traveled public roadway. All lots have direct access to Piuma Road, from which egress may use either Cold Canyon Road or Malibu Canyon Road further to the west.

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

The project site is served by the Las Virgenes Municipal Water District and fire flow standards are adequate in this area. In addition, fire hydrants are available to serve the project site and the proposed residential homes.

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

The project area is rural residential with scattered single-family homes, surrounded by thick vegetation which poses a high fire hazard should it burn. A fuel-modification plan, to be reviewed and approved by the Department's staff biologist, will be designed to properly thin out surrounding native vegetation. The fuel modification plan shall be designed to mitigate impacts to native vegetation, while ensuring protection from Fire hazard.

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

The proposed project is for the construction of 16 single-family residences, which do not constitute a potentially dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</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) Violate any water quality standards or waste discharge requirements?

The project area has tributaries to Dark Canyon and Malibu Creek and is part of the Malibu Creek watershed, which is the second largest watershed draining into the Santa Monica Bay and the watershed with the largest area of significant natural resources. Runoff resulting from impervious surfaces has been reported to be the largest single contributor to water pollution in the Santa Monica Bay. The proposed project will be required to comply with MS4 permit requirements. Los Angeles County Public Health has granted conceptual approval for feasibility of Onsite Wastewater Treatment Systems (OWTS) on Lots 1 through 4, Lot 6, and Lots 8 through 22. However, Lot 7 has not been approved for development due to recent changes in the County Plumbing Code requiring a setback of 150 feet from blue line streams. Lots 8, 9, 10, 11, and 12 will not be developed and will be retired for open space conservation purposes.

- 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)?

Water service to the project site will be provided by the Las Virgenes Municipal Water District, which would eliminate the need for on-site water wells and the potential to deplete groundwater supplies. The area is not known to have water quality problems. A water "will serve letter" will be required.

- 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?

The proposed project is required to comply with new MS4 permit and low impact development (LID) requirements. Limited grading and construction activities could potentially result in impacts to storm water runoff. A previous stormwater pollution prevent plan (SWPPP) was implemented on the existing graded building pads. New construction activities would implement new MS4 permit requirements. All new grading will require compliance with MS4 and LID requirements, and mitigation measures shall be implemented to control runoff into streams which traverse the property. The applicant will be required to check in with Cal Fish and Wildlife for Streambed Alteration Agreement requirements, and with the U.S. Army Corp of Engineers (USACE) for 404 permit requirements.

- 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?

Project development would occur on existing graded building pads on approximately 2.6 acres of the site with the remainder of the project site to remain undeveloped. The project does not propose alteration of existing drainage patterns. Drainage patterns would continue to flow to the west toward Malibu Creek. Project drainage would not substantially modify the existing drainage patterns for the area. The applicant will be required to check in with Cal Fish and Wildlife and USACE for any jurisdictional requirements over on-site drainage or discharge/runoff into creeks within their jurisdiction.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

No uses are proposed with the residences that would create standing water.

f) 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?

Project development would occur on existing graded building pads on approximately 2.6 acres of the site with the remainder of the project site to remain undeveloped. The project would not substantially alter existing drainage patterns on the project site and runoff would not be expected to exceed existing capacity for stormwater drainage. The proposed project would not provide substantial additional sources of runoff pollutants.

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

The proposed project will be required to comply with MS4 permit and LID requirements. Mitigation measures for runoff control shall be implemented during construction to control runoff into streambeds that traverse the project site, along with implementation of LID requirements for the project development. No polluted runoff will be produced as mitigation measures require that all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage container.

h) 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)?

The proposed project will be required to comply with MS4 permit and LID requirements. Review of the drainage concept/LID plan will be required as part of the Department of Public Works' Land Development Division's Site Plan Review, preceding the issuance of any project grading or building permits.

i) Result in point or nonpoint source pollutant

discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

The closest designated Area of Special Biological Significance (ASBS) to the project site is the Laguna Point to Latigo Point ASBS, about five miles to the southwest. The Laguna Point to Latigo Point ASBS is located in both Los Angeles and Ventura counties. It is the largest of the mainland ASBS in Southern California, with 24 miles of coastline and 11,842 acres of marine habitat. There would be no direct point or nonpoint source pollutants discharged from the proposed project that would reach this ASBS. Mitigation measures shall be implemented to control runoff and prevent any polluted runoff into streambeds that traverse the project area.

j) 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)?

The proposed project would use private Onsite Wastewater Treatment System (OWTS) consisting of seepage pits. All sites are underlain by basalt bedrock assigned to the Conejo volcanics. Percolation test results verify the feasibility of constructing an OWTS for each lot in conformance with current Los Angeles County Department of Public Health regulations, with the exception of Lot 7 which is not approved and may be deemed unbuildable. The siting of seepage pits are at locations that are setback at least 150 feet from the drainage course (Source: Percolation Test Results and Feasibility Study of Onsite Wastewater Treatment Systems for Proposed Single Family Residences, Lots 1-4, Lot 6, and Lots 8-22, Tract 38931, Piuma Road, Calabasas, Los Angeles County prepared by Gold Coast Geoservices, Inc. July 28, 2011. Percolation Test Results and Onsite Wastewater Treatment System Design Report for Proposed Single Family Residence and Detached Guest Suite, Lot 7, Tract 38931,25617 Piuma Road, Calabasas, County of Los Angeles prepared by Gold Coast Geoservices, Inc. February 8, 2012).

k) Otherwise substantially degrade water quality?

The proposed project must comply with MS4 and LID requirements. The project site is part of the Malibu Creek watershed, which is the second largest watershed draining into the Santa Monica Bay and the watershed with the largest area of significant natural resources. Runoff resulting from impervious surfaces has been reported to be the largest single contributor to water pollution in the Santa Monica Bay. Mitigation measures for runoff control shall be implemented to protect local streams that traverse the project area from erosion or polluted discharg.

l) 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?

The project site is not located within a federal Flood Hazard Boundary or a flood hazard area on a federal Flood Insurance Rate Map (Source: Flood Insurance Rate Map, Panel 1529F [Map Number 06037C1529F], September 26, 2008). However, the County has designated four flood hazard areas on the project site, the east side of Lot 13, the boundary area between Lots 17, 18 and 19, a drainage channel through Lots 18, 20, 21 and 22, along the project site western boundary through Lots 21 and 22, through a major section of Lot 7 and and a minor section of Lots 6 and 8. All residences are proposed outside these flood hazard areas.

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

floodway, or floodplain?

The County has designated four flood hazard areas on the project site, the east side of Lot 13, the boundary area between Lots 17, 18 and 19, a drainage channel through Lots 18, 20, 21 and 22, and along the project site western boundary through Lots 21 and 22, through a major section of Lot 7 and a minor section of Lots 6 and 8.. All residences are proposed outside these flood hazard areas and no flood flows would be impeded. A bridge is proposed to access Lots 21 and 22 and this would be placed within a flood hazard zone. The proposed bridge would replace an existing temporary construction bridge and would be designed to allow the passage of flood flows within a 100-year flood event. A Streambed Alteration Agreement will be applied for with California Fish and Wildlife, and a 404 permit with the USACE.

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?

The project site is not located in an area with levees or downstream from a dam that could fail. Therefore, potential residents in the proposed homes would not be exposed to flooding as a result of a levee or dam failure.

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

The project site is not located in area subject to inundation by seiche, tsunami or mudflow. There would be no impact caused by or to this project. Erosion control measures shall be implemented.

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?

The proposed project is at the edge of an existing rural residential community with single-family homes in the immediate area. The project would not physically divide an established community.

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 proposed project is consistent with the Malibu Local Coastal Land Use Plan (LUP), which allows single-family residences to be constructed on existing parcels at the current density.

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

The proposed project would be consistent with the existing zoning of A-1-1 (light agriculture) that allows the construction of one single-family residence with appurtenant structures.

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

The proposed project does not conflict with the Hillside Management criteria as all residences are proposed on existing level and graded building pads. The project site is located within the Malibu Creek SEA Buffer (but not the Malibu Creek SEA) in addition to the Malibu/Cold Creek Resource Management Area.

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>
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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"/>
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The project site is not located within a known mineral resource area and no mineral resources are recorded from the project site.

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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The project site is not located within a locally important mineral resource recovery site or within a Mineral Resource Zone as mapped by the County of Los Angeles (Source: County of Los Angeles Draft General Plan, Chapter 6 Conservation and Open Spaces Element, Figure 6.5, Natural Resource Areas, 2008). No impact to mineral resources would occur.

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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site is within a rural residential community. The proposed project could temporarily increase noise levels during construction in excess of standards established by the County noise ordinance. However, the project would comply with the County noise ordinance for construction noise and schedule limitations, and mitigation measures would further restrict construction hours.

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project site is within a rural residential community. The proposed project would comply with the County noise standards and mitigation measures during construction and no excess groundborne vibration or noise would be expected.

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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The proposed 16-lot residential project would not be expected to cause a substantial increase in ambient noise levels. Residential-type noise sources are not unique and generally contribute to ambient noise levels experienced in all residential areas. Noise levels for residential areas are typically between 48 to 52 dB(A) CNEL. (Source: U.S. Environmental Protection Agency, Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety, March 1974.)

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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Short-term construction activities could result in temporary increases in ambient noise levels at the project site, caused by the use of haul trucks, heavy equipment, and power tools. The project must comply with the County noise ordinance and mitigation measures for construction noise and schedule limitations. The proposed project would not create a substantial temporary increase in ambient noise levels.

e) For a project located within an airport land use

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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?

The project site is not located within an airport land use plan or within the vicinity of an airport or airstrip.

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?

The project site is not located within the vicinity of a private airstrip and would not expose people residing in the project area to excessive noise levels..

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>
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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"/>
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The proposed 16-lot residential project would not induce substantial increase in population growth in the Monte Nido community. The project is the construction of single-family residential homes on existing lots zoned for this land use.

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"/>
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The project site consists of 16 undeveloped lots, each permitted for one single family residence, for which rough grading has already taken place. No completed dwelling units exist on the project site and there is no potential for displacement nor need for replacement housing.

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"/>
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The project site consists of 16 undeveloped lots, each permitted for one single family residence, for which rough grading has already taken place. No completed dwelling units exist on the project site and there is no potential for displacement of people.

d) Cumulatively exceed official regional or local population projections?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would be the construction of 16 single-family residences on 16 existing parcels. Therefore, there is no net increase in residential capacity.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>	<i>Less Than Significant</i>	<i>No Impact</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?

The closest fire facility to the project site is Fire Station #67 at 25801 Piuma Road is less than one-eighth mile west from the project site. The demand for fire protection service with the construction of 16 new single-family residences would not substantially increase nor create capacity problems. Approval condition will require that fire protection fees be collected and the project proponent will be required to check in with the offices of Fire Protection Services.

Sheriff protection?

The nearest LA County Sheriff Station is the Malibu/Lost Hills station located 8 miles northwest of the project site in the City of Calabasas. The proposed 16 new homes of the project would be located immediately adjacent to existing homes that are currently served by this same Sheriff Station in Calabasas. It is not anticipated that the demand for sheriff protection services from the proposed 16 residential units would result in new demand for physical or staff resources associated with sheriff protection.

Schools?

The proposed residential project would increase the existing Monte Nido rural residential community with 16 single-family residences. The single family residential project would result in an incremental increase demand for schools space but would not result in a substantial adverse physical impact on school services.

Parks?

The proposed residential project of 16 new single family residences would incrementally increase demand for park space and services within the project area. The original approval of Tract 38931 included the dedication of public open space, including the dedication of land for the construction of the Backbone Trail in this area. The project would not result in a substantial adverse physical impact to park or recreation services.

Libraries?

The proposed project would be served by the Los Angeles County Public Library system. The proposed addition of 16 new single family residences would incrementally increase the demand for local library services. The 16 new residences would comply with the provisions of County Planning and Zoning Code Chapter 22.72 Library Facilities Mitigation Fee.

Other public facilities?

No others identified

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>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?

The proposed 16 single-family residences would be an incremental increase in the need for recreational facilities. However, the project area is abutting State Park Land connected with Malibu Creek State Park. In addition and as part of Development Agreement between the developer and the County of Los Angeles executed in March of 2013, Lots 8, 9, 10, 11 and 12 are slated for future retirement from further development, adding to open space conservation in connection with State Park land. There would be no significant impact or increased physical deterioration of regional recreational facilities as a result of the proposed project. Tract 38931 is a recorded Tract Map which at the time of its recordation did not require dedication of parkland or in-lieu fees (i.e Quimby fees). The retirement and recordation of the future open space lots are part of the Development Agreement and a pending modification to the recorded map for the open space lots.

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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The proposed project is for the construction of 16 single-family residences on 16 existing parcels, which would be consistent with the County General Plan and the Malibu Coastal LUP. The residential project would result in the future retirement of Lots 8, 9, 10, 11 and 12 for open space conservation in connection with State Park Land which abuts the project area. No construction or expansion of physical recreational facilities (e.g. club houses, public pools) are proposed or required. According to the National Parks Service Trails Inventory Data, the Backbone Trail traverses the project site, per the Trail Report dated April 24, 2014, and adjacent public land. In addition, the Backbone Trail connects to a proposed and existing network of regional trails which are a part of the County's Multi-Use Trail System.

c) 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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The proposed residential project would add up to 16 new single family residences on existing graded building pads to a rural residential community, adjacent to several existing single family residences and State Park Land. There is currently regional open space connectivity between State Park land to north of and including sections of Lot 9, 10 and 11, and to State Park land across Piuma Road to the south of Lots 13, 14, 15, 17, 18 and 21. Open space connectivity would increase with the project with the future retirement of Lot 8, all of Lot 9 and 10, Lot 11 and 12.

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 measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residential project would add 16 new single family residences to the project area, adjacent to existing single family residences. The proposed project would be consistent with the Malibu Coastal LUP and the property zoning. The proposed project would not result in conflict with an applicable transportation or circulation plan. The proposed project would incrementally increase traffic on existing roadways but there would be less than significant impact associated with the additional 16 new residential units.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would construct 16 single family residences on existing parcels within a rural residential community, adjacent to existing single family residences. The proposed project would not add 50 peak hour trips to a CMP highway system intersection or 150 peak hour trips to a mainline freeway. Therefore, the project would not exceed the Traffic Impact Analysis threshold for CMP highway system intersections or mainline freeways.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not located within the vicinity of an airport and would not change any air traffic patterns

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residential project will have ingress to and egress from Pioma Road directly, and will require realignment and reconstruction of the Pioma Road and Woodbluff Road intersection per the approved tentative tract modification. The improvements to the intersction will improve traffic flow and increse the safety of the inetresction. Road improvements along the frontage of the subdivision on Pioma Road and

Woodruff Road were waived due to the oak trees impacts for the subdivision. No significant impacts will result. All line-of-sight distance requirements for safe egress and ingress will be met.

e) Result in inadequate emergency access?

The project emergency access requirements will be implemented consistent with the standards of Los Angeles County Fire Department. The project design will require fire equipment access within 150 feet of all structures. The project would not result in an emergency access impact from the proposed project.

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?

The proposed project would not interfere with an existing bikeway plan, pedestrian plan, or public transportation development standards in the County General Plan Mobility Element. Therefore, there will be no impact from the proposed project.

18. UTILITIES AND SERVICE SYSTEMS

	<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) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

The project site is not currently served by a sewage system. The project proposes a private onsite wastewater treatment system as the project site is not served by a public wastewater facility. The proposed project would not increase the amount of sewage treated by the Las Virgenes Municipal Water District at its treatment plant.

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?

The project site is not currently served by a sewage system and proposes the use of private onsite wastewater treatment systems. Percolation test results verify the feasibility of constructing an OWTS for each lot in conformance with current Los Angeles County Department of Public Health regulations, including siting seepage pits at locations that are setback at least 150 feet from the drainage course (Source: Percolation Test Results and Feasibility Study of Onsite Wastewater Treatment Systems for Proposed Single Family Residences, Lots 1-4, Lot 6, and Lots 8-22, Tract 38931, Piuna Road, Calabasas, Los Angeles County prepared by Gold Coast Geoservices, Inc. July 28, 2011 and Percolation Test Results and Onsite Wastewater Treatment System Design Report for Proposed Single Family Residence and Detached Guest Suite, Lot 7, Tract 38931, 25617 Piuna Road, Calabasas, County of Los Angeles prepared by Gold Coast Geoservices, Inc. February 8, 2012). The proposed project would not increase the amount of sewage treated by the Las Virgenes Municipal Water District at its treatment plant. In addition, the 16 new single-family residences would not create a water supply capacity problem for the Las Virgenes Municipal Water District.

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?

The project site is currently partially developed with graded pads but no structures. Development would occur on approximately 2.6 acres of the project site with the remaining areas would stay in the current condition. There are two drainage courses on the project site, both of which will remain in a natural condition. The proposed project would comply with the Low Impact Development standards that improve groundwater infiltration. The project would not substantially alter existing drainage patterns on the project site and runoff would not be expected to exceed existing capacity for stormwater drainage. Project impacts are considered to be less than significant.

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?

The Las Virgenes Municipal Water District would be responsible for supplying water to the project site. Water service is currently provided to each of the parcels, which have water meters already installed. The residential and landscape components of the proposed project would incrementally increase demand on public water supply services in the Santa Monica Mountains area. Project impacts on public water supply would be less than significant because the proposed project is consistent with the density allowed under the County's General Plan and the Malibu Coastal LUP.

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?

Utility services are not currently in place on the project site, but they are currently provided in the surrounding area and exist within the Piuma Road utility easement. The residential components of the proposed project would incrementally increase demand on utility services in the Santa Monica Mountains area by 16 additional single family residences. Project impacts would not create capacity problems and would be less than significant.

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

Implementation of the proposed project would incrementally increase demand on available solid waste disposal capacity in the County by 16 additional single family residences. The proposed project density is consistent with the County's General Plan Housing Element and would cause a less than significant impact on landfill capacity.

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

Implementation of the proposed project would incrementally increase demand on available solid waste disposal capacity in the County, consistent with the County General Plan Housing Element. The proposed project would comply with all federal, state, and local statutes regulating solid waste. The proposed project would have a less than significant impact on solid waste statutes and regulations.

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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The proposed residential project is located within an existing rural residential community. Through implementation of project mitigation measures, the potential of the project to substantially degrade the quality of the environment, substantially reduce the habitat for a fish or wildlife species, cause a plant community, fish or wildlife population to be eliminated, or substantially reduce the number of a rare or endangered species will be less than significant. A Mitigation Monitoring and Reporting Program will be fully employed.

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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residential project would not have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

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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The proposed residential project will require mitigation for intersection improvements to accomodate project related traffic flow, and re-landscaping of disturbed areas to reduce cumulatively considerable impacts on the environment 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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Through project mitigation, the proposed residential project would not cause substantial adverse effects on human beings.