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

Project title: "Thrift Road Residence"/ Project No. 2013-01846-(3)/ Case No(s). RENV 201300158; RCUP 201300093, ROAK 201300019;

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

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

Project sponsor's name and address: Edward Makabi, 5905 Beckford Ave., Tarzana, CA 91356

Project location: 540 Thrift Rd., Malibu
APN: 4464-012-039 & 016 *USGS Quad*: Point Dume

Gross Acreage: 0.24

General plan designation: Significant Ecological Area (SEA)

Community/Area wide Plan designation: N5 – Mountain Lands 5 – Santa Monica Mountains North Area Plan (1 du/5 acres)

Zoning: A-1-5 (Light Agricultural – 5 acre gross minimum required area)

Description of project: The project proposal is to construct a new two-story single-family residence, with attached two car garage and accessory swimming pool and deck, located in the Antiquated Subdivision Area of the Santa Monica Mountains North Area Community Standards District (CSD). The project site is also located within a buffer area to the Zuma Canyon SEA and is identified as SEA Buffer 3B. A Hillside/SEA CUP is required for the residence per County Code Section 22.44.133 F.1 due to its location on a parcel within the CSD, less than one-half gross acre in size, with slopes of 25 percent or greater on the site. The parcel is 9,980 square feet net in size. Maximum height of structure proposed for 26.5 feet. A retaining wall with drainage swale is proposed across the near the toe of the slope, with additional retaining walls along the north and south property lines surrounding the proposed development. An oak tree permit application has been filed to remove up to 14 oak trees and encroach into an additional eight oaks for the proposed development. The project has been reviewed by the County's Significant Ecological Area Technical Advisory Committee (SEATAC) on September 9, 2013, and November 4, 2013. Recommendations by SEATAC are that the applicant find a suitable location within the SEA or SEA Buffer to mitigate for the loss of oak woodland acreage and to plant mitigation oak tree replacements. The total square footage for residence proposal is 2,261 square feet. The total square footage for impervious surfaces on the site is 2,718 square feet, or 27 percent of the site. Open space will comprise 73 percent of the site. Water service is to be provided by Las Virgenes Municipal Water District. A septic tank is to be located in the west section of the site and will connect to the community septic system located on APN 4464-011-035. On site grading proposed for 27 cu. yds. of cut, 188 cu. yds. of fill, with 161 cu. yds. of import, no export.

Surrounding land uses and setting: The project site is located within the Santa Monica Mountains North Area and within SEA Buffer 3B to the Zuma Canyon SEA. The site is currently vacant and is situated among surrounding single family residences in the Antiquated Subdivision Area. The site does consist of a

large number of oak trees and is part of a significant oak woodland. Topography is relatively flat down the site to the south of Thrift Road, and then slopes up steeply towards the rear of the site. Surrounding topography is also mild to steeply sloped.

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

Public Agency	*Approval Required*
Cal Fish & Wildlife	May be required for review and approval of any potential impact to native wildlife species on the site.

Major projects in the area:

Project/Case No.	*Description and Status*
R2008-01116/CUP 200800102	Community wastewater treatment system on APN 4464-011-035, approved on 11/18/08.

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 Forest
- ☒ Mountains Recreation and Conservation Authority
- ☒ Resource Conservation District of Santa Monica Mountains Area
- ☒ National Park Service
- ☒ City of Westlake Village
- ☒ Las Virgenes Water Dist.
- ☒ Mountains Restoration Trust

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
  - Health Hazmat
- ☐ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS)
- ☒ Sheriff Department
- ☒ Parks and Recreation
- ☐ Subdivision Committee

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date 1/23/14

Signature (Approved by) — Date 1/23/14

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect on a scenic vista?	☐	☒	☐	☐

The proposed two-story residence will be located off a local street, Thrift Road, a 60 foot right-of-way that is not a designated scenic route. The pad will be located at the base of the slope on the property. The site does consist of a grove of oak trees that are part of a significant oak woodland in the area. Fourteen of the oaks on the property are to be removed to accommodate the proposed development. The removal of the oaks would alter the natural view of the oaks that currently dominate the site. A landscape plan will be required to lessen the impact of the development into the cluster of oaks, which will include the replanting of some oaks on the site. The landscape plan shall consist of native plants that will blend in with the natural landscape of the Santa Monica Mountains. The landscape/fuel mod plan shall be compliant with Fuel Modification requirements for fire hazard. Visual impacts will be further reduced by implementing measures to require the proposed residence to be painted or constructed of materials with a natural earth tone color that is color consistent with the surrounding natural environment. Windows on the proposed residence must be made of non-reflective and non-glare.

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

Site is not visible from any regional riding or hiking trail.

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

The proposed residence will cause the removal of up to 14 oak trees, but not within a state scenic highway corridor.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	☐	☒	☐	☐

Visual character of the oaks on site will be impacted. Mitigation measures will employed to reduce the visual impact to less than significant.

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

Non-reflective and non-glare windows will be used for the proposed residence. Night Sky Ordinance requirements will control light emissions and glare from the site.

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.

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

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

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☒	☐

No conflict with existing A-1-5 "Light Agricultural-5 acre gross minimum required area" zone on property.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☒	☐

Project will have no conflict with existing zoning, or be cause for change to existing zoning.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☒	☐

Project will not impact forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

No other changes are anticipated to impact or result in conversion of farmland of forest land.

3. AIR QUALITY

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

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

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

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

Project would not produce emissions that could affect air quality.

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)?	☐	☐	☒	☐

No emissions will result from proposed project which would impact air quality.

d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐

No sensitive receptors will be exposed to substantial pollutant concentration as a result of construction of single family residence.

e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

No surrounding residents would be subjected to objectionable odors due to construction of residence and its use thereafter.

4. BIOLOGICAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	☐	☒	☐	☐

The site supports disturbed oak woodland vegetation. The understory is routinely treated to remove litter and vegetation as protection against wildlfire. Hence, habitat for special-status species is generally lacking. A single special-status bird species—oak titmouse—has been observed on site. The project includes mitigation to conduct pre-construction nesting bird surveys in compliance with the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section10.13) and Sections 3503, 3503.5, and 3513 of the California Fish and Game Code. Additionally, required mitigation for the replacement of oak woodland vegetation resulting from development of the proposed project will mitigate impacts to oak woodland habitat upon which this species is dependant.

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

The proposed removal of the 14 oak trees and encroachment into eight more would remove part of the oak woodland habitat currently situated on the site within SEA Buffer 3B to the Zuma Canyon SEA. Mitigation to replant the trees and replace the acreage of the disturbed habitat, pursuant to the County's Ordinance for Oak Tree Permit requirements and Section 21083.4 of the Public Resources Code for Conversion of Oak Woodlands, will be required on a site suitable for oak trees within the Zuma Canyon SEA, or one of its SEA Buffer Areas. Los Angeles County Camp Kilpatrick has been selected for off-site oak mitigation planting, located at 427 Encinal Canyon Road, Malibu, zip code 90265-2404.

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 protected waters are present on the project site. All drainage will be controlled through LID requirements in order to avoid any excessive runoff.

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 site lies within a neighborhood of small-lot single-family residences and development of the proposed residence is not expected to appreciably diminish the ability of wildlife to move through the area or access nearby natural open-space areas.

Wildlife nursery sites on site may comprise nesting sites of native bird species, which are protected by the Migratory Bird Treaty Act of 1918 (16 U.S.C. 703-712; Ch. 128; July 13, 1918; 40 Stat. 755) and California Fish and Game Code Section 3503.

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

Oak woodland of site would be significantly altered with removal of oak trees. Mitigation will be required to mitigate for removal of oak trees and habitat acreage.

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

Project is located in an SEA Buffer Area to the Zuma Canyon SEA and requires an SEA CUP per the Santa Monica Mountains North Area CSD. SEATAC has recommended that mitigation for the removal of the oaks occur within the SEA or SEA Buffer Areas. County Code Section 22.56.215 H. requires that in the Director's report for the project there be stated the recommendations of SEATAC for the project along with comments and recommendations compiled through consultation with other appropriate agencies. Based on SEATAC's recommendation, the project will require mitigation for the oak trees within the SEA or SEA Buffer Areas. The project will be consistent with the Biological Resources Goals and Policies of the Santa Monica Mountains North Area Plan with incorporation of SEATAC comments in the project conditions and mitigation measures.

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

The site is not located within an area subject to the provisions of an adopted habitat conservation plan.

5. CULTURAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☒	☐
The site is not anticipated to be a part of significant historical resource.				
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☐	☒	☐
There are no known archaeological resources at the site.				
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontologica1221l resources?	☐	☐	☒	☐
There are no known paleontological resources on the site.				
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐
No known evidence of any human remains on site.				

6. ENERGY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐

Project will be required to comply with Green Building requirements.

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

Single family residence will not create an inefficient use of energy resources.

7. GEOLOGY AND SOILS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

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

ii) Strong seismic ground shaking?	☐	☐	☒	☐

Subject site not identified as within a liquefaction zone, or seismic zone. Approval by Building and Safety is required for latest code compliance and earthquake safety (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005).

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

Pad area located next to steep slopes susceptible to landslides. Final grading plan approval required by County Public Works (CGS Alquist-Priolo Maps, 1974-2007).

iv) Landslides?	☐	☐	☒	☐

Project pad area located below and to the west of area with landslide potential. Landslide zone has been developed with lots and single family homes. Final grading plan required to be reviewed by Public Works to ensure safety of proposed residence from any potential landslide hazard (California Geological Survey – Seismic Hazard Zone Maps, 1997-2005).

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

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

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of	☐	☐	☒	☐

the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

Proposed residential pad location below slope on south end of site. A final grading and drainage plan must be approved by County Public Works' Building and Safety Division to ensure safety and stability for the pad location and the structures proposed, including swimming pool.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Proposed residence may be located on expansive soil; however, final grading and drainage plan review will require implementation of building code requirements for structure related to expansive soils.

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

Final grading plan must be cleared by County Public Works, and placement of septic tank for connection to community septic system approved by County Public Health prior to issuance of building plan approval.

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?	☐	☐	☒	☐

Project is in compliance with hillside management requirements. A minimum of 70 percent of the site will be left as open space as defined under County Code Section 22.56.215 (I).

8. GREENHOUSE GAS EMISSIONS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

New residence with swimming pool not likely to have significant contribution to GHG emissions. Planting of new oaks to replace removal of existing oaks will compensate and contribute to the continued natural reduction of CO_2 gas.

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

Project will not conflict with any plan or policy to reduce GHG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐
Project is for a single family residence.				
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?	☐	☐	☒	☐
All paints, glues or any other potentially toxic materials used during construction shall be properly stored.				
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐
All paints, glues or any other potentially toxic materials used during construction shall be properly stored in order to avoid contamination of any runoff.				
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?	☐	☐	☒	☐
Site is not likely on any such list.				
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?	☐	☐	☐	☒
Project site not located within an airport land use plan area or in proximity to an airport.				
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?	☐	☐	☐	☒
Project site not within vicinity of a private airstrip.				

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

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

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

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

Although located in Fire Zone 4, the project is required to have a fuel modification plan approved by the County's Fuel Mod Unit to ensure protection against fire hazards.

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

Proposed residence served by adequate access through Thrift Road which connects to Latigo Canyon Road, a limited secondary highway.

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

Las Virgenes Municipal Water District will serve property. Property development will be required to meet Fire Department requirements.

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

Surrounding land uses are single-family residences. A fuel modification plan will be developed to protect against potential wildfire hazards.

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

The proposed residence does not constitute a dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

Final approval of the septic tank location on site and connection to the community septic system required by County Public Health. Preliminary approval for connection granted by Public Health on June 16, 2013. Connection to the Malibu Highlands community wastewater treatment system must be compliant with Condition No. 30 of CUP No. 200800102.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐

Project site will be served by Las Virgenes Municipal Water District. A water Will Serve Letter is 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?	☐	☐	☒	☐

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

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

The project will provide for the proper drainage distribution through approved drainage and grading plans from DPW so there would be no flooding on or off-site. Discharging flow off the dry well will be normalized prior to its release onto the public road right of way on Thrift Road to the satisfaction of Public Works.

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 residence that would create standing water. Swimming pool will use chlorinated 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? ☐ ☐ ☒ ☐

Runoff control measures shall be implemented during construction, project required to comply with MS4 permit requirements. No polluted runoff will be produced as all toxic materials (i.e. paints, glues) used during construction will be required to be stored inside a proper storage shed. Implementation of permeable surfaces and other LID features will help control water runoff from the project after construction is completed.

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

Runoff control measures will be required through Best Management Practices during construction. Project will be required to comply with MS4 and LID requirements to ensure runoff control during and after construction is completed. Best Management Practices will be employed as part of the approved MS4 permit.

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 project will comply with LID through approved drainage and grading plans from DPW.

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

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)? ☐ ☐ ☒ ☐

Final approval of on-site septic tank location and connection to community septic system required by County Public Health prior to issuance of any grading or building permits. A final grading and drainage plan must also be reviewed by County Public Works prior to issuance of grading and building permits. Public Works and Public Health will set requirements to ensure against complications for system implementation due to any geological limitations.

k) Otherwise substantially degrade water quality? ☐ ☐ ☒ ☐

Final approval of on-site septic tank connection to community septic system by County Public Health will ensure that water quality is not degraded.

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?	☐	☐	☒	☐

Project not located in mapped flood hazard area.

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

Project not located in mapped flood hazard area.

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?	☐	☐	☒	☐

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

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

Project is located in mountains area.

11. LAND USE AND PLANNING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Physically divide an established community?	☐	☐	☒	☐

Proposed single-family residence would infill part of a partially developed tract in the Antiquated Subdivision Area of the Santa Monica Mountains North Area.

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

The Santa Monica Mountains North Area Plan designation for the site is N5 – Mountain Lands 5 (1du/5 acres). The project site is located in the Antiquated Subdivision Area, with a lot area of 0.24 acres in size. Although the proposed residence does not meet the current area requirements per the Area Plan, it is proposed on a legally established parcel. A small cluster of residences are located along the section of Thrift Road where the residence is proposed. The proposed residence will keep the development off the hillside area to the rear of the parcel, minimizing grading requirements. Minimized grading impacts, with project proposed to maintain 73 percent of the parcel area for open space, is consistent with the North Area Plan Policy VI-14 for development in the Antiquated Subdivision Area.

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

The designated zoning on the property is A-1-5 (Light Agricultural-5 acre required min. lot area), and the subject site provides less than the required area for residential development. However, the parcel is legally established with a Certificate of Compliance per the California Subdivision Map Act, and is not restricted to home construction. The A-1-5 Zone permits single-family residences in accordance with Santa Monica Mountains North Area CSD requirements and development standards.

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

Project development will be in conformance with Hillside Management and Significant Ecological Area conformance criteria. The project has been reviewed by SEATAC

12. MINERAL RESOURCES

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

No such loss is anticipated as result of the project.

13. NOISE

Would the project result in:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

All noise (i.e. power saws, drills and cement mixers) generated during construction shall be controlled through best management practices.

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

Any groundborne vibrations or noise levels during construction shall be controlled through best management practices.

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

Noise during construction will be controlled through best management practices.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	☐	☐	☒	☐

Construction noise to be controlled through best management practices.

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

Project not located within an airport land use plan area or within two miles of a public airport.

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

Project not located within vicinity of a private airstrip.

14. POPULATION AND HOUSING

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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)?	☐	☐	☒	☐
Proposed residence would be part of an established rural community.				
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
No other existing residences will be displaced.				
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
No individuals are to be displaced as a result of project.				
d) Cumulatively exceed official regional or local population projections?	☐	☐	☒	☐
Project will not result in any significant population increase.				

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Project site is located approximately 4.5 miles from County Fire Station 72, which is located to the west on Decker Canyon Road, and County Fire Camp 13 located approximately 3.5 miles to the west off of Encinal Canyon Road. It is anticipated that adequate service will continue to be provided by the Fire Department.				
Sheriff protection?	☐	☐	☒	☐
Nearest Sheriff Station is Malibu Lost Hills, approximately seven miles to the northeast in the City of Calabasas. No response time conflicts are anticipated, as law enforcement vehicles are smaller, faster and more maneuverable than larger Fire emergency access vehicles that would need to get to the site.				
Schools?	☐	☐	☒	☐
The addition of one household in the community of rural homes will not have a significant impact on the local school district.				
Parks?	☐	☐	☒	☐
No anticipated impacts to park and recreational facilities with the addition of one household.				
Libraries?	☐	☐	☒	☐
Library mitigation fees for proposed residence shall be paid by project proponent.				
Other public facilities?	☐	☐	☒	☐
No other impacts to public facilities anticipated through project.				

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐

Project would not significantly increase use of parks.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Project would not require construction or expansion of such facilities.

c) Would the project interfere with regional open space connectivity?	☐	☐	☒	☐

The project involves the development of a single-family residence over an Antiquated Subdivision Tract lot, partially developed. Open space connectivity will not be disturbed anywhere in the vicinity as a result of the proposed development.

17. TRANSPORTATION/TRAFFIC

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☐	☒	☐
Project does not present any impacts to the circulation system.				
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?	☐	☐	☒	☐
Project will not conflict with CMP.				
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?	☐	☐	☐	☒
Project would not affect 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)?	☐	☐	☐	☒
No new hazards would be created.				
e) Result in inadequate emergency access?	☐	☐	☒	☐
Emergency access would remain the same.				
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?	☐	☐	☐	☒
Project presents no conflict with any such policies, plans or programs.				

18. UTILITIES AND SERVICE SYSTEMS

Would the project:	*Potentially Significant Impact*	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards? Proposed residence will be on septic.	☐	☐	☒	☐
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? Project will be on septic.	☐	☐	☒	☐
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? No drainage system capacity problems anticipated.	☐	☐	☒	☐
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? Project to be served by Las Virgenes Municipal Water District. Will serve letter required.	☐	☐	☒	☐
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? No capacity problems anticipated, no need to construct new energy facilities or expand existing as a result of project.	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? Proposed project should not impact area landfills.	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste? Project not anticipated to conflict with federal, state and local statutes regulating solid waste.	☐	☐	☒	☐

19. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
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?	☐	☒	☐	☐

Mitigation measures will prevent project from creating significant environmental impacts to the biota of the site, and visual impacts, due to the removal of the 14 oak trees on site. Site is located in SEA Buffer 3B to the Zuma Canyon SEA. Replanting of replacement oak trees on acreage suitable for the trees to grow will compensate for removal of the oak trees within the SEA Buffer area.

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

Project with mitigation measures to mitigate for removal of oaks will have a long term goal of compensating for removal of oaks and related habitat acreage from SEA Buffer site.

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)?	☐	☒	☐	☐

Removal of the oaks on the site is individually limited, but removal impacts the larger oak woodland that the oaks on site are a part of. Removal of the oaks on site has a cumulative impact on the surrounding oak woodland in the SEA Buffer area that must be mitigated and compensated for. Residential design and landscape plan will mitigate visual impact of project to less than significant.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

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