



# Los Angeles County Department of Regional Planning



*Planning for the Challenges Ahead*

Bruce W. McClendon, FAICP  
Director of Planning

## NOTICE OF PREPARATION

DATE: May 5, 2008

PROJECT TITLE: Quest Ranch

PROJECT NO.: TR068737

CASE NOS.: RENV200700153  
RCUPT200700175

APPLICANT: Larry Thomas  
Topanga One, LLC  
152 S. La Peer Drive, Los Angeles, CA 90048

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above. In compliance with Section 15082 of the CEQA Guidelines, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties and federal agencies which may be involved in approving or permitting the project, and to trustee agencies responsible for natural resources affected by the project. Within 30 days after receiving the Notice of Preparation, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibility.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

**PROJECT LOCATION AND EXISTING CONDITIONS:** The proposed project site is located in unincorporated Los Angeles County, within the Santa Monica Mountains North Area Plan area. The site, at 4001 North Topanga Canyon Boulevard, is located approximately 0.5 mile south of Mulholland Drive. The site is bordered on the west by the Alice C. Stelle Middle School, on the northwest by single-family residences, on the north by a mobile home park, on the east by single-family residences, and on the northeast and south by naturally vegetated, undeveloped land. The undeveloped land to the southeast is parkland. The city of Calabasas lies to the west and south, and the city of Los Angeles lies to the northeast.

The northeastern portion of the project site is currently developed with one occupied single-family residence, an equestrian facility and a horse corral. These structures would be demolished for development of the proposed project. The remainder of the site is vacant, undisturbed land. The topography of the site consists of a gentle to steep, north- to northwest-facing slopes. Vegetation on site consists primarily of native chaparral and coastal sage scrub species that are characteristic of the Santa Monica Mountains. The major plant communities

observed on the project site consist of Greenbark Ceanothus Chaparral, Scrub Oak Chaparral, and Mixed Sage Scrub. Coast live oak trees (*Quercus agrifolia*) and Scrub oak trees (*Quercus berberidifolia*) are present on-site, and California black walnut (*Juglans californica* var. *californica*) trees were observed within a north-south running drainage on the eastern portion of the property. The site contains two water courses draining from south to north to the Los Angeles River.

## PROJECT DESCRIPTION

The proposed project consists of the subdivision of 47.20 acres into 19 residential lots and 3 open space lots. A total of 19 single-family residences would be developed on the residential lots ranging in size from approximately 0.50 acre to 1.80 acre and the remaining three lots, totaling approximately 22 acres, would be used as open space lots that would be maintained by the homeowners association. Two of the open space lots would be contiguous and would total approximately 20 acres. Horse trails are proposed to be provided on-site. Both primary and secondary access would be taken from Topanga Canyon Boulevard. The proposed grading, which would be balanced on-site, would involve approximately 269,000 cubic yards. Following project implementation, approximately 20 acres would be developed with pads, streets and infrastructure and approximately 27 acres would be natural. The project will connect to existing water and sewer lines in the vicinity. The drainage plan may require off-site drainage improvements on the adjacent properties to the west and north, contingent upon the granting of off-site easements from the property owners.

The site is located in the Santa Monica Mountains North Area Plan and is designated N-2 Rural Residential 2 (not to exceed a maximum density of one dwelling unit per 2 acres). The project site is zoned A-1-2 (Light agriculture not to exceed a maximum density of one dwelling unit per 2 acres). The project would be consistent with the Area Plan and Zoning designations for the site.

## ENTITLEMENT REQUIREMENTS & DISCRETIONARY APPROVALS

The following approvals are requested as part of the project:

- 1) Tentative Tract Map No. 068737 to subdivide the property into 22 lots, with 19 for development of single-family residences and 3 lots for use as an open space to be maintained by the homeowners association;
- 2) An Oak Tree Permit to encroach upon the protection zone for onsite oak trees to remove 94 oak trees and encroach upon 92 additional ordinance-sized oak trees. A total of 60 oak trees would remain.
- 3) A Conditional Use Permit for development in a Hillside Management Area and for grading exceeding 5,000 cubic yards.

## ENVIRONMENTAL ISSUES TO BE ANALYZED IN EIR

Upon review of the entitlement applications and completion of an Initial Study (attached), the County of Los Angeles Department of Regional Planning (DRP) has determined that an EIR is required to address the potential impacts associated with the proposed development. A list of the environmental issues to be addressed in the Quest Ranch Project EIR with a brief discussion about why the issue is included is provided below.

**Geotechnical Hazards:** The site is located in an area containing a landslide, according to the California Seismic

Hazard Zone Map – Canoga Park Quadrangle. In addition, the project entails grading of 269,000 cubic yards.

**Flood Hazards:** Two drainage courses are present on the project site; both are proposed to be filled as part of the project. In addition, the proposed grading of 269,000 cubic yards and increase in impervious surfaces associated with residential development (i.e., streets, sidewalks, driveways, and residences) would alter drainage patterns on the site.

**Fire Hazards:** The proposed project site is located in Fire Zone 4, or “Very High Fire Hazard Severity Zone.”

**Noise:** The site is located adjacent to a middle school and residences, both of which are considered sensitive uses with regard to noise. Noise from construction and operation activities may impact on these uses.

**Water Quality:** Storm water runoff quality may be impacted by grading and construction activities. Grading activities could increase erosion and runoff into the two on-site drainages, which currently feed into the Los Angeles River to the north. The increase in impervious surfaces associated with residential development (i.e., streets, sidewalks, driveways, and residences) will alter drainage patterns and may alter the quality of runoff.

**Air Quality:** The site is located adjacent to a middle school and residences, both of which are considered sensitive uses with regard to air quality. Mobile emissions generated from site preparation, construction and project traffic may have local impacts on air quality. Grading will involve 269,000 cubic yards of earth materials, which could result in the generation of fugitive dust.

**Biota:** The majority of the site consists of undisturbed vegetation. Coast live oak trees (*Quercus agrifolia*) and Scrub oak trees (*Quercus berberidifolia*) are present on-site, and California black walnut (*Juglans californica* var. *californica*) trees were observed within a north-south running drainage on the eastern portion of the property. The site contains two water courses draining south to north to the Los Angeles River that are proposed to be filled; therefore, a jurisdictional wetland delineation will be required. Several sensitive, threatened or endangered plant and animal species have the potential to occur on the project site.

**Archaeological/Historical/Paleontological Resources:** The site is located in an area containing known archaeological resources as well as paleontological resources in the Monterey formation found in the vicinity of the project site.

**Visual Qualities:** The project site is located on Topanga Canyon Boulevard, which is considered a route with scenic qualities. The site contains two water courses draining south to north to the Los Angeles River; a jurisdictional wetland delineation will be required. Grading totaling 269,000 cubic yards with balanced cut and fill is proposed.

**Traffic/Access:** Access is proposed off of Topanga Canyon Boulevard, a State highway that varies in topography and is winding in the project vicinity. A Caltrans encroachment permit will be required for egress and ingress improvements for line-of-site and safety considerations.

**Sewage Disposal:** The capacity of the infrastructure that would serve the site should be studied.

Education: The generation of additional students may have an impact on the schools and the school district that would serve the site.

Fire/Sheriff Services: The generation of additional residents and development of additional structures may have an impact on the staffing and response times for the fire and sheriff departments that would serve the site.

Utilities/Other Services: The ability of the landfill(s) that would serve the project site to accommodate the additional solid waste that would be generated by the project should be studied.

In addition to evaluating the potential effects of the proposed project, the EIR will address a reasonable range of project alternatives. The EIR will also include all other sections required under the CEQA Guidelines, including Growth Inducing Impacts, Effects Found Not to be Significant, and a list of organizations and persons involved in the preparation of the EIR. Appendices containing technical reports prepared in support of the EIR and all other required appendices (e.g. NOP, comments on NOP, Initial Study) will be included.

#### NOTICE OF PREPARATION REVIEW AND COMMENTS

The Los Angeles County Department of Regional Planning is soliciting input concerning the scope of the EIR for the proposed project. To facilitate your review, the following materials are attached to support the information provided in this NOP:

- Los Angeles County Initial Study
- Regional and Project Location Map
- V.T.T.M. 068737
- 500' Radius Land Use Map

The review period for the Notice of Preparation will be from May 7 to June 5, 2008 (30 days). Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but not later than June 5, 2008. In your written response, please include the name of a contact person in your agency, if applicable. Please direct all written comments to the following address.

Anthony Curzi  
County of Los Angeles Regional Planning Department  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012  
Tel: (213) 974-6461  
Fax: (213) 626-0434  
acurzi@planning.lacounty.gov

**ATTACHMENT 1**

---

**Los Angeles County Initial Study**

PROJECT NUMBER: TR068737  
CASES: RENT200700153  
RCUPT200700175  
ROAKT200800001



**\* \* \* \* INITIAL STUDY \* \* \* \***

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: 09/25/2007 Staff Member: Anthony Curzi  
Thomas Guide: 560-A6 USGS Quad: Canoga Park  
Location: 4001 North Topanga Canyon, Woodland Hills, CA 91364

Description of Project: The applicant proposed a tentative tract map for 19 single-family homes with three HOA-maintained recreation lots. Horse trails are proposed for the site. Internal access would be provided by two new streets inside the development. Grading of 270,000 cubic yards (c.y.) is proposed and will be balanced on site. Applicant is also applying for a hillside management CUP and Oak Tree Permit. Water and sewage services will be provided by the Las Virgenes Municipal Water District (LVMWD).

Gross Acres: 47.20

Environmental Setting: Project site is located in the Santa Monica Mountains and presently contains a single-family residence, an equestrian facility, horse corral, all of which will be demolished, and horse trails. Vegetation on the site is composed of chaparral, mixed sage scrub, Walnut Woodland and Coast Live Oak Woodland. Animal wildlife consists of coyote, cottontail rabbit, and other wildlife common to the Santa Monica Mountains. The site contains two water-courses, draining south to north to the Los Angeles River. The topography of the site is sloping from south to north to northwest.

Zoning: A-1-2 N2

General Plan: Category R Non-Urban and Category 1 Low Density Residential.

Santa Monica Mountains North Area Plan N-2 (Rural Residential 2: 1 du/2

Community/Area wide Plan: acres max.

**Major projects in area:**

PROJECT NUMBER

DESCRIPTION & STATUS

CP 01-  
055/TR53110

*Eight detached single-family homes (pending)*

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

- None
- Regional Water Quality Control Board
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans District 7
- California Highway Patrol
- 
- 
- 

Trustee Agencies

- None
- State Fish and Game
- State Parks
- 
- 
- 
- 

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mtns. Area
- City of Calabasas
- CSUF
- AQMD
- SCV Historical
- LVMWD
- LVUSD
- City of Los Angeles
- 
- 
- 
- 
- 

Regional Significance

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

County Reviewing Agencies

- Sanitation District
- Subdivision Committee
- DPW: GMED, T&L, Drainage and Grading
- County Sheriff
- Fire Department
- County Library
- County Parks and Recreation
- Public Health: Env. Hygiene

<b>IMPACT ANALYSIS MATRIX</b>		<b>ANALYSIS SUMMARY</b> (See individual pages for details)				
			Less than Significant Impact/No Impact			
			Less than Significant Impact with Project Mitigation			
			Potentially Significant Impact			
<b>CATEGORY</b>	<b>FACTOR</b>	<b>Pg</b>				<b>Potential Concern</b>
HAZARDS	1. Geotechnical	5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Landslides</i>
	2. Flood	6	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Two drainages on site</i>
	3. Fire	7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Project in high fire hazard</i>
	4. Noise	8	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Construction noise.</i>
RESOURCES	1. Water Quality	9	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Two drainages on site</i>
	2. Air Quality	10	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Hillside grading</i>
	3. Biota	11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Oak tree removal</i>
	4. Cultural Resources	12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Drainages, oak trees, and possible paleontological resources on site.</i>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	7. Visual Qualities	15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Scenic highway and grading.</i>
SERVICES	1. Traffic/Access	16	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Access to new roads off Topanga Cyn.</i>
	2. Sewage Disposal	17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Additional demand for services</i>
	3. Education	18	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Additional demand for services</i>
	4. Fire/Sheriff	19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Additional demand for services</i>
	5. Utilities	20	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Solid waste</i>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	4. Pop/Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	5. Mandatory Findings	25	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<i>Biota, flood, geotechnical</i>

**Environmental Finding:**

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

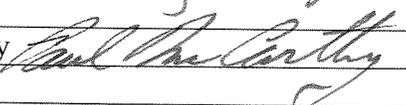
MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant".

At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The Addendum EIR is required to analyze only the factors changed or not previously addressed.

Reviewed by: Anthony Curzi  Date: April 28, 2008

Approved by: Paul McCarthy  Date: April 28, 2008

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed – see attached sheet.

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.



**HAZARDS - 2. Flood**

**SETTING/IMPACTS**

- |    | Yes                                 | No                                  | Maybe                               |   |
|----|-------------------------------------|-------------------------------------|-------------------------------------|---|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><hr/> <i>Two drainage courses run through project site.</i> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><hr/> <i>Two drainage courses run through project site.</i> |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | Is the project site located in or subject to high mudflow conditions?   |
| d. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run-off?<br><hr/> <i>Hilly terrain with two drainages on site.</i>                      |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | Would the project substantially alter the existing drainage pattern of the site or area?<br><hr/> <i>Existing drainages proposed to be filled.</i>                            |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | Other factors (e.g., dam failure)?<br><hr/> <hr/>   |

**STANDARD CODE REQUIREMENTS**

Building Ordinance No. 2225 – Section 308A     Ordinance No. 12,114 (Floodways)

Approval of Drainage Concept by DPW

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Lot Size     Project Design

---

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

### HAZARDS - 3. Fire

#### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |  |
|----|-------------------------------------|-------------------------------------|--------------------------|--|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><i>Very High Fire Hazard Severity Zone 4</i>  |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, width, surface materials, turnarounds or grade?   |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?  |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?   |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br><i>Project located in hills with vegetation.</i> |
| f. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?  |
| g. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?   |

#### STANDARD CODE REQUIREMENTS

- Water Ordinance No. 7834    Fire Ordinance No. 2947    Fire Regulation No. 8  
 Fuel Modification / Landscape Plan

#### MITIGATION MEASURES

- Project Design    Compatible Use

#### OTHER CONSIDERATIONS

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

- Potentially significant impact    Less than significant with project mitigation    Less than significant/No impact

## HAZARDS - 4. Noise

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |   |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?   |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><i>School located nearby.</i>                     |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?<br><i>Construction noise.</i>        |
| e. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |

### STANDARD CODE REQUIREMENTS

- Noise Control (Title 12 – Chapter 8)       Uniform Building Code (Title 26 - Chapter 35)

### MITIGATION MEASURES

### OTHER CONSIDERATIONS

- Lot Size     Project Design     Compatible Use

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 1. Water Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project require the use of a private sewage disposal system?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations <i>or</i> is the project proposing on-site systems located in close proximity to a drainage course?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies? <i>Project next to headwaters of Topanga Canyon.</i>
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies? <i>Project next to headwaters of Topanga Canyon.</i>
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

<input type="checkbox"/> Industrial Waste Permit	<input type="checkbox"/> Health Code – Ordinance No.7583, Chapter 5
<input type="checkbox"/> Plumbing Code – Ordinance No.2269	<input checked="" type="checkbox"/> NPDES Permit Compliance (DPW)

**MITIGATION MEASURES**

Lot Size     Project Design     Compatible Use

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **water quality** problems?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 2. Air Quality**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential users or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for non-residential uses)?  <i>Project proposes 19 units.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure or exceed AQMD thresholds of potential significance?  <i>Additional traffic from residents.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will the project generate or is the site in close proximity to sources that create obnoxious odors, dust, and/or hazardous emissions?  <i>Construction and grading of 270,000 c.y.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standard (including releasing emission which exceed quantitative thresholds for ozone precursors)?
h.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Health and Safety Code – Section 40506

**MITIGATION MEASURES**

Project Design     Air Quality Report

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by, **air quality**?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**RESOURCES - 3. Biota**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site located within Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  <i>Site generally undisturbed.</i>
b.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  <i>Grading and filling in of drainage will impact natural habitat areas.</i>
c.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is a drainage course located on the project site that is depicted on USGS quad sheets by a dashed blue line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream, or lake?  <i>Two unnamed drainages on site.</i>
d.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain a major riparian or other sensitive habitat (e.g. coastal sage scrub, oak woodland, sycamore riparian, woodland, wetland, etc.)?  <i>Walnut Woodland and Coast Live Oak Woodland present on site.</i>
e.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project site contain oak or other unique native trees (specify kinds of trees)?  <i>Walnut Woodland and Coast Live Oak Woodland present on site.</i>
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  <i>Gnatcatcher.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., wildlife corridor, adjacent open space linkage)?

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

ERB/SEATAC Review       Oak Tree Permit

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on, **biotic** resources?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**RESOURCES - 4. Archaeological/Historical/Paleontological**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) that indicate potential archaeological sensitivity?  <i>Drainages and oak trees on site.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Does the project site contain rock formations indicating potential paleontological resources?  <i>Monterey formation with sandstone and shale.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project site contain known historic structures or sites?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  <i>Project has potential to destroy geologic features.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Phase 1 Archaeology Report

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical, or paleontological** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 5. Mineral Resources**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                 |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors?  |
- 
- 
- 

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

---

---

---

---

---

---

---

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 6. Agriculture Resources**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project 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?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project involve other changes in the existing environment that due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

---

---

---

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

---

---

---

---

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**RESOURCES - 7. Visual Qualities**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?  <i>Topanga Canyon Boulevard-First Priority Route</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Is the project site located in an undeveloped or undisturbed area that contains unique aesthetic features?  <i>Two unnamed drainages on site—tributaries to Los Angeles River.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project likely to create substantial sun shadow, light or glare problems?
f.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors (e.g., grading or landform alteration)?  <i>Grading and balancing of 270,000 yd<sup>3</sup> of soil.</i>

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

- Lot Size     
  Project Design     
  Visual Report     
  Compatible Use

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **scenic** qualities?

- Potentially significant     
  Less than significant with project mitigation     
  Less than significant/No impact

**SERVICES - 1. Traffic/Access**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project contain 25 dwelling units or more and is it located in an area with known congestion problems (roadway or intersections)?  <i>Project proposes 19 dwelling units.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the project result in any hazardous traffic conditions?  <i>Access proposed off of Topanga Canyon Boulevard.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project conflict with adopted policies, plans, or program supporting alternative transportation (e.g., bus, turnouts, bicycle racks)?
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

<input type="checkbox"/> <b>MITIGATION MEASURES</b>	<input checked="" type="checkbox"/> <b>OTHER CONSIDERATIONS</b>
<input type="checkbox"/> Project Design <input type="checkbox"/> Traffic Report	<input checked="" type="checkbox"/> Consultation with Traffic & Lighting Division

**CONCLUSION**

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **traffic/access** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 2. Sewage Disposal**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems in the sewer lines serving the project site?
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

- Sanitary Sewers and Industrial Waste – Ordinance No. 6130
- Plumbing Code – Ordinance No. 2269

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

---

---

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**SERVICES - 3. Education**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at the district level? <i>Project has potential to create problems at district level.</i>
b.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create capacity problems at individual schools that will serve the project site? <i>Project has potential to create problems at individual schools that will serve project.</i>
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create student transportation problems?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create substantial library impacts due to increased population and demand?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors?

---

---

---

**MITIGATION MEASURES**

**OTHER CONSIDERATIONS**

Site Dedication     Government Code Section 65995     Library Facilities Mitigation Fee

---

---

---

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

Potentially significant     Less than significant with project mitigation     Less than significant/No impact

**SERVICES - 4. Fire/Sheriff Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? <i>Project could create staffing or response times problems.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other factors? _____ _____ _____ _____

MITIGATION MEASURES

OTHER CONSIDERATIONS

Fire Mitigation Fee

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**SERVICES - 5. Utilities/Other Services**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Are there any other known service problem areas (e.g., solid waste)? <i>Limited landfill capacity.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**STANDARD CODE REQUIREMENTS**

Plumbing Code – Ordinance No. 2269       Water Code – Ordinance No. 7834

**MITIGATION MEASURES**

Lot Size       Project Design

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities** services?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 1. General**

**SETTING/IMPACTS**

- |    | Yes                      | No                                  | Maybe                    |   |
|----|--------------------------|-------------------------------------|--------------------------|---|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br><i>Typical residential use of energy resources.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?          |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?                                    |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors?  |
- 
- 

**STANDARD CODE REQUIREMENTS**

State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

MITIGATION MEASURES

OTHER CONSIDERATIONS

Lot Size

Project Design

Compatible Use

---

---

---

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 2. Environmental Safety**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Have there been previous uses that indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? <i>Site natural and undeveloped.</i>
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
h.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
i.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

**MITIGATION MEASURES**

Toxic Clean-up Plan

**OTHER CONSIDERATIONS**

**CONCLUSION**

Considering the above information, could the project have a significant impact relative to **public safety**?

Potentially significant

Less than significant with project mitigation

Less than significant/No impact

**OTHER FACTORS - 3. Land Use**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the plan designation(s) of the subject property?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Can the project be found to be inconsistent with the zoning designation of the subject property?
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Hillside Management Criteria?
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	SEA Conformance Criteria?
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other?
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project physically divide an established community?
e.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

- Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**OTHER FACTORS - 4. Population/Housing/Employment/Recreation**

**SETTING/IMPACTS**

	Yes	No	Maybe	
a.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project cumulatively exceed official regional or local population projections?
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project displace existing housing, especially affordable housing? <i>Project is for 19 new homes on undeveloped land. One existing home would be demolished.</i>
d.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project result in substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Could the project require new or expanded recreational facilities for future residents? <i>Recreational lots and horse trails are proposed to be provided on site.</i>
f.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? <i>Project is for new homes on undeveloped land. One existing home would be demolished.</i>
g.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Other factors?

MITIGATION MEASURES

OTHER CONSIDERATIONS

**CONCLUSION**

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Does the project have the potential to substantially 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, 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?
				<i>Biota, cultural resources.</i>
b.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Does the project have possible environmental effects that are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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.
c.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

### CONCLUSION

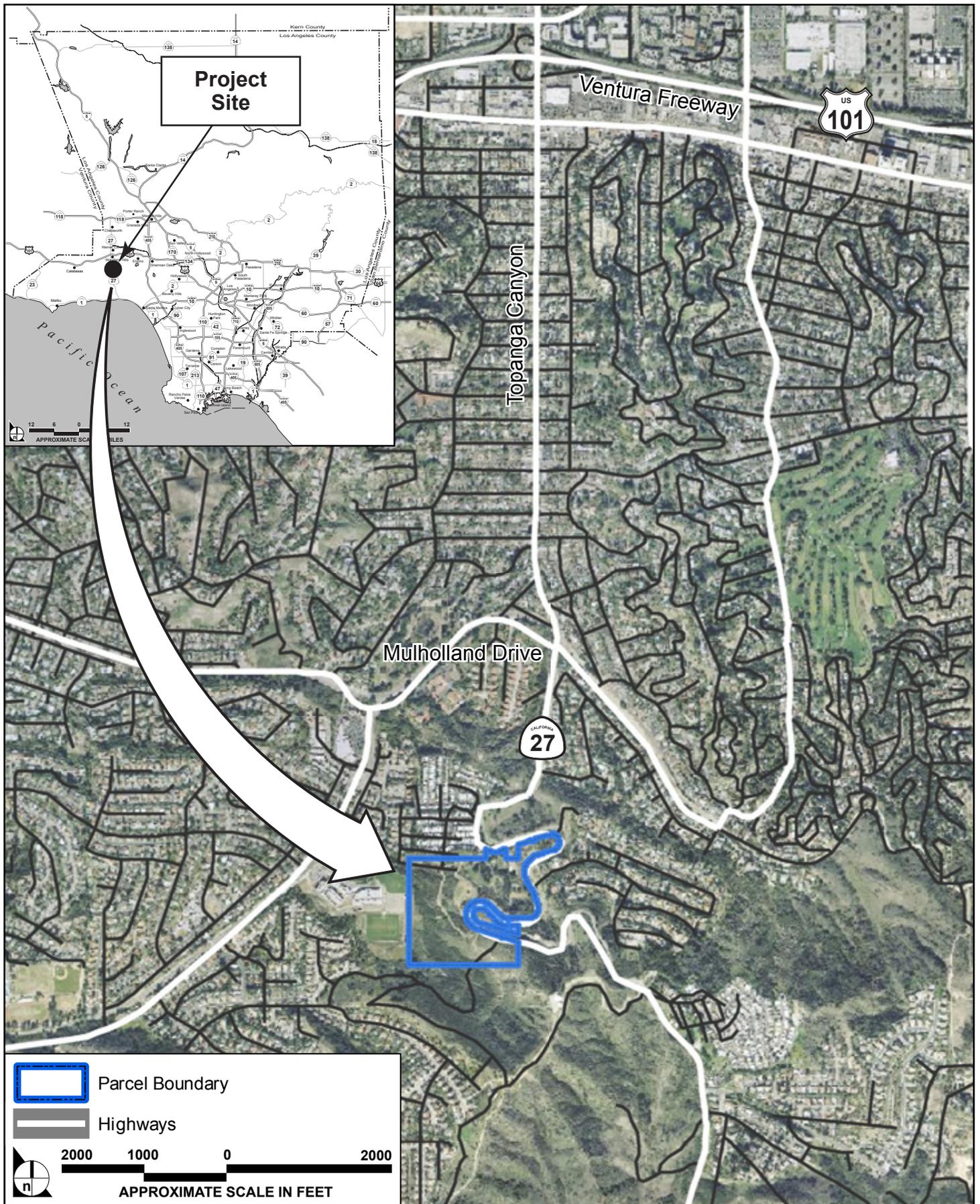
Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

Potentially significant       Less than significant with project mitigation       Less than significant/No impact

**ATTACHMENT 2**

---

**Regional and Project Location Map**



SOURCE: Impact Sciences, Inc. – October 2007



Regional and Project Location Map

**ATTACHMENT 3**

---

**V.T.T.M. 068737**



**ATTACHMENT 4**

---

**500' Radius Land Use Map**



**LEGEND**

- RESIDENTIAL
- VACANT-RESIDENTIAL
- MOBILE HOME PARK
- SCHOOL DISTRICT
- CITY/COUNTY OWNED

**P.I.Q. PROPERTY IN QUESTION**

- 1. LAND USE SYMBOL
- 2. OWNERSHIP NUMBER



**LOCATION**

4001 NORTH TOPANGA CANYON BLVD.  
WOODLAND HILLS, CALIFORNIA 91334

**CLIENT**

TOPANGA ONE, LLC  
13550 WILSON BLVD  
LOS ANGELES, CA 90048

**PROJECT**

APN 2173-017-004-006,007,008  
QUEST RANCH

**SHEET TITLE**

**TTM NO. 068737**  
**500' RADIUS LAND USE MAP**

DESIGNED BY:	APPROVED BY:	DATE:	SCALE:
DRAWN BY:	CHECKED BY:	10-26-07	1" = 100'
IN CHARGE:	DATE:		
PROJECT:			
DESCRIPTION			
BY: DATE:			
SHEET			
1 OF 1			
JOB NUMBER			
2746.01			