

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: “Bosacki-Newman Residence”/ Project No. R2015-00089 / Case No(s). CDP No. RPPL2016004920, VAR No. RPPL2016004921, ENV No. RPPL2016004924

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

Contact Person and phone number: Clark R. Taylor AICP, (213) 974-0051

Project sponsor’s name and address: Matt Jewett, Keystone Strategic Planning, 4859 West Slauson Avenue#753 Los Angeles, CA 90056

Project location: 2700 Block of Encinal Canyon Road, Malibu, CA 90265

APNs: 4472-027-016 and 4472-027-030 *USGS Quad:* Point Dume

Gross Acreage: 41.2 acres

General plan designation: Santa Monica Mountains Local Coastal Program

Community/Area wide Plan designation: APN: 4472-027-016 - RL20 (Rural Lands 1 dwelling unit per 20 acres). APN 4472-027-030 – RL10 (Rural Lands 1 dwelling unit per 10 acres).

Zoning: APN: 4472-027-016 – R-C-20 (Rural Coastal 20-acre minimum lot area). APN 4472-027-030 – R-C-10 (Rural Coastal 10-acre minimum lot area).

Description of project: The project proposal is to construct a new single-story with basement, 18 foot tall, 7,809 square-foot single-family residence, attached 554-square foot garage, detached 531-square-foot playroom, accessory swimming pool and spa, retaining walls, fences, 862-foot-long access driveway, on-site wastewater treatment system (“OWTS”) consisting of seepage, and temporary construction mobile trailers. The project proposal also includes the restoration of deteriorated habitat areas. The proposed total grading of 6,512 cubic yards of grading includes 4,002 cubic yards of cut and 2,510 cubic yards of fill, with 1,492 cubic yards to be exported. One on-site Fire Department turnaround is proposed at termination of driveway. Project footprint has been designed in order to protect surrounding habitat, including drainage course on site, from project related impacts. Minor impacts due to required fuel modification for proposed residence will occur within H2 habitat area, which includes areas that contain Catalina Mariposa Lilies. However, the existing Mariposa lilies will be preserved and utilized via transplant to restore other portions of the site that have been historically disturbed. The proposed residence will impact a mapped but unofficial and undedicated trail that extends over private property north from Charmlee Wilderness Park. The proposed project will restore unofficial trail disturbance that is not a part of the mapped NPS trail system and will establish a route that will officially serve as a dedicated public trail connection to and from Charmlee Wilderness Park. The proposed access driveway will be located within the buffer of one identified stream area but is located as far away from the stream as possible, given topographic and property line constraints. Access along this proposed driveway to the north is the only feasible location, as all other potential points of ingress/egress have been evaluated and determined not to comply with the County’s line-of-sight

requirements to ensure the safety of the property owners, visitors, and motorists along Encinal Canyon Road. No fuel modification impacts will occur within any H1 habitat or stream/drainage courses, based upon the preliminary fuel modification plan approved for the residence by the County Fire Department on August 17, 2016, and in compliance with the policies and code requirements of the LCP and LIP (Local Implementation Program).

Surrounding land uses and setting: The project site is located on mild to steep sloping terrain with the proposed building site for residence located on the flattest accessible portions of the property to minimize grading/landform alteration and retaining walls associated with building construction and footprint. The site is bounded by Charmlee Wilderness Park to the south and southwest, a single-family residence located on the adjacent parcel to the northwest and vacant privately-owned land to the north and east that are also zoned Rural - Coastal. The nearest significant ridgeline is located approximately 1,300 sq. ft. to the east of the subject properties. Several trails/dirt roads are located on the subject property and a trail has been mapped on the subject property to provide public access to and from Charmlee Wilderness Park. However, a formal public trail has not yet been dedicated. This trail dedication is proposed as a part of the project. The site is classified as H2 Habitat with H1 Habitat and H1 Buffer located to the southwest and southeast of the proposed building site. A stream/drainage course is located in the northwestern portion of the property. However, no sensitive of riparian vegetation has been observed in the area of this drainage. A small area of H3 habitat is located in the vicinity of the Encinal Canyon Road right-of-way along the southeast boundary of the property line that serves as a turn-out for Encinal Canyon Rd. The County Biologist and Environmental Review Board have reviewed the site-specific findings presented by the project Biologist and have agreed with this mapping of the environmental setting.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.? Yes. A consultation meeting was held with a representative of the San Gabriel Band of Mission Indians. The representative recommended that monitoring occur during grading in case any tribal resources are found and that if any artifacts are found, construction shall cease until the Tribe's representative has had the opportunity to evaluate the artifacts.

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

<i>Public Agency</i>	<i>Approval Required</i>
<u>None</u>	<u>None</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>None</u>	<u>None</u>

Reviewing Agencies:

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- Santa Monica Mountains Recreation and Conservation Authority

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

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.

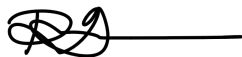


Clark R. Taylor, AICP

Signature (Prepared by)

October 5, 2022

Date



Robert Glaser

Signature (Approved by)

October 5, 2022

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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Except as provided in Public Resources Code Section 21099, would the project:

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

The proposed one-story residence will be located along a Scenic Route (Encinal Canyon Rd). Although the proposed residence it is located more than 200 ft. away from the Scenic Route in accordance with the requirements of the LCP/LIP, the Project Site is considered a Scenic Resource Area as it is visible from a Scenic Route, public parkland and other Scenic Resources including public trails. The height of the proposed residence has also been limited to minimize potential visual impacts. At a height of 18 feet above grade, the smaller design of the residence located further from Encinal Canyon Rd, coupled with intervening topographic features between the road the residence will result in a less than significant impact on the aesthetic quality of the area. The proposed residence is also located to the northernmost end of the property to minimize potential visual impacts from Charmlee Wilderness Park, which is located immediately to the south of the subject properties. The proposed residence is proposed to be located approximately 1,000 feet away from the park to further minimize impacts. The location is classified as a “scenic resource area” as defined in the LCP/LIP; design review of all new residences proposed in the area is still necessary to ensure design quality befitting the location and to protect surrounding biological habitats. In addition, the Project Site is not mapped as a Significant Ridgeline and is located more than 2,000 feet from the nearest Significant Ridgeline to the west and over 4,000 feet from the nearest Significant Ridgelines to the northeast. Lastly, the Project includes a landscape plan, lighting plan and a color and materials palette which are compatible with the surrounding landscape and would provide additionally screening within the Scenic Resource Area.

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

Site may be visible from Charmlee Wilderness Park and trails located within the park. However, the residence has been sited and designed to be located approximately 1,000 feet away from the park at the northernmost end of the property. The height of the residence has also been limited to 18 feet above grade to minimize view impacts or obstruction. There is an existing dirt path that has been mapped as a trail, as a part of the Santa Monica Mountains National Recreation Area ("SMMNRA") Trail Management Plan, which traverses the subject property. As a part of the project, a trail dedication is offered to enhance recreational opportunities and trail connectivity within the SMMNRA. The limited height and size of the structure, coupled with the siting to locate the residence in a location that is remote from public land, installation of a primarily native landscape plan to provide screening, in addition to the enhancement of the public trail system, serves to mitigate potential impacts associated with trail views.

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

The proposed project will not damage any scenic resources in the area. The proposed residence will be located on a relatively flat knoll located above drainage courses located to the south, east, and west. A relatively small 2,178 sq. ft. rock outcropping is located to the west of the proposed building site. However, the outcropping is downslope from the knoll and is not visible from Encinal Canyon Rd. The proposed building site is located approximately 1,000 ft. from Encinal Canyon Rd. and is limited to 18 ft. in height to minimize visibility in accordance with the requirements of the LCP/LIP. The proposed residence will not block any views of scenic resources and the limited height and intervening distance from Encinal Canyon Rd minimize potential impacts to scenic resources. There are no existing historic buildings.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and/or conflict with applicable zoning and other regulations governing scenic quality? (Public views are those that are experienced from publicly accessible vantage point)

The proposed residential building size (7,809 square feet) is a one-story with basement residence situated on 41.2 acres. There are no other residences visible in the immediate vicinity. With all combined landscape and hardscape (including the Fire Dept. required hammerhead turnaround), the proposed project consists of 18,981 sq. ft., which is approximately 1/100th of the site. Compliance with LCP requirements to minimize height to 18 ft. and the limited building site area serve to minimize the height and bulk of the project. This serves to minimize impacts to visual character and quality of the site because the vast majority of the site will not be impacted. Additionally, the proposed residence is designed to fit in with the surrounding physical and natural environment. Colors and materials shall be used in the design for the residence, along with landscaping, to make the proposed residence blend in with the character of the area.

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

Residential development will be subject to Exterior Lighting Requirements of the LIP that limits the intensity of night lighting to avoid or minimize impacts to biological resources and public views of the natural night sky and stars as stated in the LIP. The nearest residence is located more than 1,000 feet away from the proposed residence. No shadows from the proposed single-story residence would have any effect on surrounding properties.

2. AGRICULTURE / FOREST

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

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

The property is not used for agricultural purposes. The map of Los Angeles County Important Farmland from the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program from 2008 does not show any Prime Farmland, Unique Farmland or Farmland of Statewide Importance near the project site.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The zoning is Rural Coastal – 1 du/20 acres (R-C-20). This zone allows the proposed single-family residence as a permitted use. The property is not in any designated Agricultural Opportunity Area or have a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The property is not zoned for forest land or open space. The proposed development is consistent with the zoning and land use designations for the property.

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

The property does contain native woodland and some scattered native trees. However, the area of proposed development does not contain native woodland and no native trees are proposed to be removed or encroached upon by the project.

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 farmland will be lost due to this project and no loss of forest land is anticipated and no native trees will need to be removed for the driveway or proposed residence.

3. AIR QUALITY

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

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

<p>a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The size of the project is below the threshold for potential significance with SCAQMD and the project will not conflict with or obstruct implementation of the applicable air quality plan.

<p>b) 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?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Only one dwelling unit is proposed. During construction, best management practices (BMP) will control the level of emissions produced by construction machinery. The function of the residence will not produce any significant level of air pollution.

<p>c) Expose sensitive receptors to substantial pollutant concentrations?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will not result in cumulatively considerable net increases of any criteria pollutant due to the small scale of the proposed project. There are no other pending major projects in the area.

<p>d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The only sensitive receptors in the area are nearby national, State, county, and city park lands. The closest of these is Charmlee Wilderness Park, which is owned by the City of Malibu, and is immediately to the south of the subject property. The proposed project is located approximately 1,000 feet away from Charmlee Wilderness Park. The level of pollutants produced by the project is below thresholds of significance, so effects on these uses will be minimal.

4. BIOLOGICAL RESOURCES

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

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

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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According to reports prepared by Forde Biological Consultants (FBC) on May 18, 2016, April, 6, 2017, and June 8, 2017, the only special status-status plan species observed during the surveys was Catalina mariposa lily (*Calochortus catalinae*). This species was observed throughout the property with up to 100 individuals located in the vicinity of the proposed development area and fuel modification zones. However, the highest numbers of individuals were observed in areas dominated by Annual Grasslands and their ecotones. Catalina mariposa lily is listed by the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants (IREP) as a Rank 4.2 species, which consists of plants of limited distribution that are moderately threatened. The State rank for this species is S4 and the Global rank is G4, which do not identify this class of habitat as exceptionally rare, threatened, or endangered. However, given the CNPS designation and concerns related to limited distribution and moderate threat to this species, FBC has prepared a Habitat Restoration, Monitoring, and Maintenance Plan for Catalina Mariposa Lilly (*Calochortus catalinae*) dated May 25, 2017. Pursuant to the proposed restoration plan, Catalina Mariposa Lily will be transplanted from the proposed development area to restore legally established disturbed areas throughout the property to enhance biological value and diversity throughout the property. Final restoration goals include ensuring that within five-years, each receptor site will have at least 90 percent of the species richness and native cover values of the reference site, the number of Catalina mariposa lilies observed at each restoration site is at least 80 percent of the number estimated to have been transplanted from the development site. Five-year restoration goals also include eliminating the presence of highly invasive exotic species considered by the California Invasive Plants Council to be of high or moderate threat to native habitat. The County Environmental Review Board (ERB) has reviewed the proposed project and the restoration/transplant plan and is of the opinion that the 90% coverage goal within the monitoring period is consistent with LCP requirements. In order to ensure consistency with the LCP and preservation of Catalina mariposa lily habitat, all recommendations/requirements of the May 25, 2017 FBC report and ERB recommendations will be required to be incorporated to mitigate potential impacts to special status species in accordance with the requirements of the LCP.

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

Four drainage courses/streams that meet the definition of H1 are located on the subject property with two containing H1 habitat on the eastern and western portions of the property. No fuel modification impacts are proposed within any H1 areas pursuant to the site-specific biological assessment that was reviewed and approved by the ERB. Per ERB review, the proposed placement of the residence is best for avoiding impacts to H1 and buffers. The proposed driveway alignment is the only feasible alternative to gain access to the property due to line-of-sight and safety requirements along Encinal Canyon Road. The proposed driveway will be located within the 100-foot stream buffer. However, no significant H1 or riparian vegetation is present in this area. Runoff from hardscape associated with the proposed residence and access driveway need to have a system to capture and contain amounts specified in the LCP. By following the ERB and staff recommendations, the effects of the project on sensitive natural communities can be mitigated to levels that are not significant.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?

No federally protected wetlands are located on or near the subject property. The property does contain four drainage courses. The proposed residence will remain at least 100 feet away from these drainage courses. The access driveway will be located within 100 feet of a drainage course that contains no riparian habitat but is located as far away from the drainage course towards the northern property line as is feasible to minimize potential adverse impacts to this drainage. Runoff from hardscape associated with the access driveway needs to have a system to capture and contain amounts specified in the LCP to minimize run-off and erosion. Mitigation measures for vegetation removal and thinning have been proposed by FBC in accordance with the requirements of the LCP, and the recommendations of ERB and the DRP staff biologist shall be followed.

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?

Perimeter fencing will be prohibited to allow terrestrial wildlife movement through the property. Protective fencing will be limited to the area immediately around the residence and swimming pool. The drainage courses on the property are normally dry and not usable by fish or other aquatic species.

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

An approximately 1.51-acre grove of Coast Live Oak (*Quercus agrifolia*) Woodland Alliance that fits the definition of “oak woodland” was identified by FBC and confirmed by a DRP biologist east of the proposed site. However, the project is not expected to impact these oaks or any other oak trees on the property.

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. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 102), Specific Plans (L.A. County Code, Title 22, Ch. 22.46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resource Areas (L.A. County General Plan, Figure 9.3)?

The sensitive H1 habitat on the property is located west, east, and south of the proposed site. These areas include riparian habitat and oak woodland. The proposed access driveway is located within 100 feet of a small drainage along the northeast corner of the property that meets the definition of H1 habitat, but no riparian vegetation is located along this stream/drainage. The project shall comply with the development standards and stream protection standards for this area in order to minimize impacts to the environment. The applicant shall avoid any unnecessary work within the 100-foot buffer required for protection of H1 habitat. Septic system seepage pits will be located outside the 100-foot buffer. The project will be required to follow the ERB recommendations and provide runoff controls according to LA County Building and Safety requirements.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan?

The proposed building site is located on two legal parcels that are to be tied together as a part of the proposed project. The proposed building site is less than 20,000 square feet in accordance with the requirements of the LIP. The on-site driveway and on-site turnaround are excluded from the 20,000 square-foot building site calculation. Mitigation measures for all habitat impacts have been proposed to be included in accordance with all requirements of the LCP/LIP. A Variance is required for the length of the access driveway, which exceeds the maximum of 300 feet in length provided for in the LIP. However, based upon the review of the County Biologist and recommendations of the ERB, it has been determined that the proposed building site, which requires a longer access road, is necessary in order to avoid impacts to H1 and buffers, which is consistent with the policies and requirements of the LIP.

5. CULTURAL RESOURCES

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will have a less than significant impact on cultural resources because the project is not located in an area determined to be eligible by the California Historical Resources Commission and the site does not include a resource listed in the California Register of Historic Resources.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The lead agency has determined that the project site is not located in an area of historical significance.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not known to be a location in which paleontological resources are found nor are any unique geological features found on the project site. The project has been conditioned so that should any paleontological resources be found during excavation, work on the project shall cease until a licensed professional has reviewed the found resources.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The site is not known to be located in an area where human remains are expected to be found. See Tribal Resources section for information on impacts and mitigation measures related to tribal resources, including human remains.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project will comply with Green Building and Drought Tolerant Ordinance.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No inefficient use of energy resources is anticipated.

7. GEOLOGY AND SOILS

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

a) Directly or indirectly cause 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 Div. of Mines and Geology Special Publication 42.

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Nearest fault trace located approximately 1.7 miles to the south near Pacific Coast Highway and Solstice Canyon Road (California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005).

ii) Strong seismic ground shaking?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Not likely, property not in liquefaction area (CGS Alquist-Priolo maps, 1974-2007).

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Not likely, property not in liquefaction area (CGS Alquist-Priolo maps, 1974-2007).

iv) Landslides?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The property is located in landslide zone (California Geological Survey (CGS) Seismic Hazard Zone Maps, 1997-2005). County Public Works will ensure structure location will be safe from landslide hazard.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Grading and drainage requirements will ensure minimal to no soil erosion due to project. Project shall comply with "Stream Protection and Erosion Control" policies outlined in the Malibu Land Use Plan. A final grading and drainage plan must be approved by Public Works.

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?

Public Works has reviewed project. A final grading and drainage plan is required to be approved by Public Works with soils report to ensure site stability.

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

LA County Department of Public Works has reviewed the project. No comments on expansive soil. A final grading and drainage plan is required to be approved by Public Works.

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

Public Works has reviewed the project and requires a final grading and drainage plan to be reviewed and approved. Public Health has granted conceptual approval for the proposed OWTS on May 13, 2019, with final review and approval required by Public Health.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch.22.104)?

Although portions of the pad location for the new residence and access driveway will be located on slopes over 15 percent, project will not conflict with policies for hillside management set forth in the LCP. The location of the pad is located on a relatively flat knoll that avoids steeper slopes that are present elsewhere on the property. The location of the proposed development will protect the vast majority of the remaining natural sloped areas, native vegetation, and H1 habitat areas located to the south, east, and west of the proposed building site.

8. GREENHOUSE GAS EMISSIONS

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project itself will not create significant GHG emissions. Emissions from construction equipment will not create a significant impact to air quality.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project will not conflict with GHG policies.

9. HAZARDS AND HAZARDOUS MATERIALS

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

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project is residential, no use of hazardous material is proposed. Any hazardous materials used during construction shall be properly stored on-site.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Proper storage of any hazardous materials used on-site during construction shall be required.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Proper storage of any hazardous materials used on-site during construction shall be required.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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State Clearinghouse will verify location of site on list, but highly unlikely.

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 or excessive noise for people residing or working in the project area?

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project not located in airport land use plan area.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project would not result in any interference with an adopted emergency response plan.

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

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

Site located in Fire Zone 4, but access to site from Encinal Canyon Road (public) is adequate.

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

Public water service to be provided by Las Virgenes Municipal Water District. The Fire Department will require that the fire hydrants be installed and tested successfully before any construction can occur during building plan check.

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

The majority of the surrounding properties are zoned for residential uses but are not developed. The adjacent parcel to the south is park land. A preliminary fuel modification plan has been approved by the Fire Department's Fuel Modification Unit on August 17, 2016. A final fuel mod plan must be approved by County Fire to ensure protection of the proposed development.

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

Residential project does not constitute a dangerous fire hazard.

10. HYDROLOGY AND WATER QUALITY

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

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

The project will utilize an OWTS and OWTS will comply will all requirements and standards for discharge.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Proposed project is to use public water service. A Will Serve Letter dated August 22, 2018, has been issued for the project by Las Virgenes Municipal Water District.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:

(i) Result in substantial erosion or siltation on- or off-site?

Final grading and drainage plan to be issued by Public Works and will include all BMPs necessary to remove significant impacts association with siltation or run-off.

(ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?

The Project is designed to ensure best management practices are followed to ensure the the project will not result in any significant increases to surface runoff.

(iii) 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?

LID requirements for the project will substantially reduce storm water runoff and will prevent planned storm water drainage systems from exceeding capacity through retainment of water for future use.

(iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding?

LID requirements for the project will substantially reduce storm water runoff and will prevent planned storm water drainage systems from exceeding capacity through retainment of water for future use.

d) Otherwise place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements?

The project site not located in FEMA flood zone (Federal Emergency Management Agency (FEMA) / Map Service Center / Public Works).

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

The project is required to comply with County LID requirements. The project has been reviewed by County Public Works. A final grading and drainage plan is required to be approved by Public Works prior to issuance of grading and building permits.

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

An OWTS plan has been conceptually approved for the site by County Public Health on May 13, 2019. A final OWTS must be reviewed and approved by County Public Health. The OWTS plan must also comply with Table H 1.7 of the County Plumbing Code.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

The project located in Santa Monica Mountains, no potential hazard from tsunami present. The site is within and surrounded by a designated landslide zone. The project site has been reviewed by Public Works. A final grading and drainage plan approval is required by Public Works which will include review for safety from any potential mudflows.

h) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

The Project is not in conflict with nor will it obstruct implementation of a water quality control plan or a sustainable groundwater management plan because the project has been designed to comply with all applicable plans and codes.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed residence would not divide an established community, as neighboring parcels currently zoned for similar residential use have not been developed. The proposed residence would be consistent with any future residential development that may occur in the area within the R-C zone.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project complies with the LCP Land Use Plan policies with the exception of the length of the access driveway. It has been planned with adherence to setback requirements from H1 and riparian habitat (100 feet), the proposed OWTS is set back more than 150 feet from drainage courses, for height (18 feet max. above grade), and for LCP building site parameters (i.e having a building site area of less than 10,000 square feet). A Variance is required because the proposed access driveway exceeds 300 feet in length at 862 ft. long. However, the requisite findings for the Variance can be made with regards to the LCP policies because the length and location of the driveway are necessary to access a building site that avoids impacts to H1 habitat and to locate the residence more than 200 feet from Encinal Canyon Road, which is designated as a Scenic Highway in accordance with the requirements of the LCP.

c) Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project meets hillside management criteria outlined in the Santa Monica Mountains LCP. Portions of the building site and access driveway will be on slopes greater than 15 percent, but it is designed to be compatible with the hillside, protecting the greater natural topography, groundcover, natural drainage courses and native vegetation on-site.

12. MINERAL RESOURCES

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

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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No known significant mineral resources are located on the site. The site is not identified as being within a Mineral Resources Zone under the Environmental Resources layer in GIS (as mapped by the State of California Department of Conservation).

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Site is not located in an identified mineral resource recovery site.

13. NOISE

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

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Noise generating activity during construction of the proposed residence shall be controlled through BMPs.

b) Generation of excessive ground borne vibration or ground borne noise levels?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Any such construction activity that may cause vibrations shall be controlled through BMPs.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Project not located within an airport land use plan area.

14. POPULATION AND HOUSING

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

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Proposed single-family residence would not spur substantial population growth in area. The access driveway has been sited and designed to serve a single-family residence and does not provide any additional access that is not already available to surrounding properties via Encinal Canyon Rd.

b) Displace substantial numbers of existing people or housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Proposed single-family residence is for a vacant lot and would not require relocation of any existing tenants on-site.

15. PUBLIC SERVICES

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

a) **Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, 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:**

Fire protection?

County Fire Station No. 72 is located approximately .75 miles northwest of the proposed project site off of Decker Canyon Road. Given the close proximity of the station to the project site, service response time is anticipated to be adequate. Although a preliminary fuel mod plan has been approved, a final fuel modification plan must be approved.

Sheriff protection?

The Malibu/Los Hills County Sherriff Station is located approximately 10 miles to the northeast of the project site. Service response time is expected to be longer due to project site not located within urban communities of service area, but not significant.

Schools?

Local school district would not be impacted by new students from the project site.

Parks?

Local parks would see no significant increase in the number of people utilizing parkland as a result of the project.

Libraries?

The project will be required to pay standard library impact fees will be required for the project.

Other public facilities?

No other public facilities are anticipated to be impacted as a result of the project.

16. RECREATION

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project would have no significant increase in the use of existing neighborhood and regional parks, or other recreational facilities.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project does not include such facilities or require the construction or expansion of such facilities

c) **Would the project interfere with regional trail connectivity?**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The project is located on a site with existing disturbed trails/dirt roads that have provided access to and from Charmlee Wilderness Park to the south. The proposed site is located in the vicinity of trails that provide connection from Charmlee Wilderness Park to the north along Lulu Carr Rd (dirt road). DRP staff is requiring the applicant to dedicate a twenty-foot-wide multi-use (equestrian, hiking and mountain biking) trail to the County of Los Angeles. The trail will connect to the north with Charmlee Park Trail and to the south with the Three Parks Trail Easement, as shown on the Trial Realignment & Habitat Buffer Map, to the satisfaction of DRP staff. This trail dedication shall be provided prior to issuance of building permit and within twelve months of Coastal Development Permit approval.

17. TRANSPORTATION

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

a) Conflict with an applicable program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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A haul route is proposed during the grading stage for the project. Up to 1,492 cubic yards of cut will be exported from the site. No significant impacts to the local circulation system will occur during the project's construction phase, and the project residence when completed will have no impact to the local circulation system.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project consists of a single-family residence and will not result in any conflicts or inconsistencies with section 15064.3 of the CEQA Guidelines.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed access driveway has been sited and design in accordance with Los Angeles County Fire Department access requirements to ensure safe travel for emergency vehicles. The intersection of the access driveway and Encinal Canyon Road has been sited and designed in the only location on the property that allows for a safe intersection that meets Public Works line-of-sight requirements for public roadways. Public Works has preliminarily reviewed and approved the planned intersection, and a final grading and drainage plan approval is required by Public Works.

d) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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With minimal export of cut material (1,492 cubic yards), the grading stage for the project is not anticipated to create significant conflict with access for emergency vehicles. County Fire and Sherriff have reviewed the project. Fire has required standard conditions for Fire Lane designation along private driveways, min. 20-foot road width requirements, and the ability for Fire Apparatus Access Roads to support a fire apparatus load up to 75,000 pounds. Appropriate no parking signage along fire lanes required by Fire will ensure accessibility for emergency vehicles.

18. TRIBAL CULTURAL RESOURCES

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

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is not listed or eligible for listing with the California Register of Historic Places.

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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The San Gabriel Band of Mission Indians, through its consultation with the lead agency under AB52 requirements, has identified the project site as having the potential for location of artifacts and archaeological significance. The lead agency has considered this and will implement the Tribe's recommendations for consultation and mitigation monitoring during construction.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in or require the relocation or construction of any utility service system.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project is proposed to use public water service. A Conditional Water Will Serve Letter from Las Virgenes Municipal Water District dated August 22, 2018, has been obtained by the applicant for the project site. Terms and conditions for service set forth in the district's code must be met by the developer.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will be served by an onsite wastewater treatment system.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project meets all Los Angeles County Department of Public Health requirements for the proposed onsite wastewater treatment system and will not result in any other solid waste in excess of State or local standards.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project will comply with all regulations related to solid waste disposal. The project will be circulated to State agencies for review.

20. WILDFIRE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

The project is located within an area of State responsibility but will not result in significant impacts to an adopted response plan or evacuation plan.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

The project site does not include any physical features that would exacerbate wildfire risks and the proposed project will not have a significant impact on the wildfire risks associated with the features of the project site.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

The project site is served by adequate emergency response infrastructure, including roads, power, and water. The proposed project will not have a significant impact on those systems that would exacerbate any fire risks.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

The project will not result in any significant risks associated with wildfire due to the project design and site characteristics.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

The project will not result in any significant risks associated with exposure losses resulting from wildfire.

21. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Does the project have the potential to 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Runoff and erosion during construction and after development, along with fuel modification requirements, have the potential to impact natural drainage courses and resident species of native flora and fauna. With necessary project conditions and/or mitigation measures, the project will not significantly degrade the quality of the natural environment. The project also has the potential to uncover significant artifacts. Consultation and mitigation monitoring will be done by the San Gabriel Band of Mission Indians during the construction phase of the project to ensure proper handling of any artifacts uncovered.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Project construction and development of the residence and access driveway in proximity to on-site natural drainage course is limited in impact to it. Project conditions and mitigation measures which will protect native vegetation, implement LID standards for development, and require a fuel modification plan suitable for the site will limit any contribution of the project site's runoff to less than significant. These measures limit the cumulative impact of runoff to less than significant.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Project is for a single-family residence and will not have adverse effects on humans. During the construction phase for the project, gas operated construction equipment emissions and noise will be controlled through best management practices.