

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Green Hills Mulholland—Project No. 2019-00010-(3): Minor Coastal Development Permits No. RPPL2019000016, RPPL2019000017, RPPL2019000018, RPPL2019000019; Environmental Assessment No. RPPL2023001199

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

Contact Person and phone number: Tyler Montgomery, (213) 974-0051

Project sponsor's name and address: Green Hills Associates, Inc. (ATTN: Isaac Zachary), 3961 Bon Homme Rd., Calabasas, CA 91302

Project location: North side of Mulholland Highway near Cold Creek Road, Calabasas, Santa Monica Mountains Coastal Zone, unincorporated Los Angeles County

APNs: 4455-019-044; 4455-019-045; 4455-019-046; 4455-019-047 **USGS Quad:** Malibu Beach

Gross Acreage: 16.1 acres

General plan designation: N/A

Community/Area wide Plan designation: RL20 (Rural Land—One dwelling unit/20 acres max.)

Zoning: R-C-20 (Rural Coastal—20 Acres Max. Required Lot Area)

Description of project: Construction of four new single-family residences on four lots, which were created by Parcel Map 10857 in 1981. Each parcel—numbered Lots 1 through 4— would be developed with an 18-foot-tall single-family residence and attached garage, as well as a new onsite wastewater treatment system (OWTS) with seepage pits, deck/patio, swimming pool, retaining walls, and landscaping/hardscaping. All proposed building sites are relatively level, although sloping terrain is located on the far northern portions of Lots 3 and 4. All lots are currently accessed from Mulholland Highway, a 100-foot-wide scenic public parkway immediately to the south, by a 15-foot-wide paved driveway. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The proposed single-family residence on Lot 1 would have a floor area of 4,114 square feet with a 451-square-foot attached garage on a building site area of 9,983 square feet. 4,338 cubic yards (“CY”) of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. The proposed residence on Lot 2 would have 4,138 square feet with a 427-square-foot attached garage on a building site of 9,540 square feet. 3,776 CY of grading is proposed (1,888 CY cut, 1,888 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence on Lot 3 would have 4,114 square feet with a 451-square-foot attached garage on a building site of 9,898 square feet. 4,430 CY of grading is proposed (2,215 CY cut, 2,215 CY fill, balanced on site) due to the need for soil recompaction. The proposed residence for Lot 4 would have 4,186 square feet with a 450-square-foot attached garage on a building site of 9,898 square feet. 4,758 CY of grading is proposed (2,379 CY cut, 2,379 CY fill, balanced on site) due to the need for soil recompaction. The existing driveway accessing Lots 1 through 4 would be widened to 20 feet, and a Fire

Department turnaround would be added to its northern terminus. Existing chain-link fencing would also be removed from the site perimeter to encourage wildlife movement. In total, development would encroach into the protected zones of 12 oak trees.

Surrounding land uses and setting: The project site is located on 16.1 acres consisting of four separate lots. Lot 1 has an area of 1.0 acre, while Lots 2 through 4 are flag lots with areas of 1.2 acres, 10.1 acres, and 3.8 acres, respectively. The topography is relatively gently-sloping across the southern half, but rises steeply toward the north, becoming rocky as it increases in elevation. The site consists of an existing 450-foot-long, 20-foot-wide paved driveway and turnaround accessing all four lots from Mulholland Highway, a 100-foot-wide scenic highway to the south. Each lot contains a previously graded pad and area cleared of vegetation. The existing development on the project site was approved by Coastal Development Permit (CDP) No. P-80-6480 in 1981 (Parcel Map No. 10857), which subdivided the project site into the four existing lots. The remainder of the project site consists mainly of chaparral vegetation with some oak woodland on the southern, lower-elevation portion of the site. The subject property is surrounded by open space to the north and single-family residences to the south, east, and west. The project site is located within designated H2 (sensitive) and H3 (disturbed) Habitat within the Santa Monica Mountains Local Coastal Program Land Use Plan (LUP).

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.?

The three bodies representing the Gabrieleno-Tongva Tribe (Gabrieleno Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians have received consultation on this project per the requirements of AB 52. Any plan for determining the impacts to tribal cultural resources shall be based on the response to this consultation.

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>Dept. of Public Works</u>	<u>Building & grading permits</u>

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>Parcel Map No. 10857 / CDP No. P-80-6480</u>	<u>Divided project site into four existing parcels, authorized construction of driveway and building pads. Recorded 8/28/1981.</u>
_____	_____
_____	_____
_____	_____
_____	_____

Reviewing Agencies:

Responsible Agencies

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

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)

Special Reviewing Agencies

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

County Reviewing Agencies

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

Regional Significance

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature (Prepared by)

04/16/2024

Date

Signature (Approved by)

Date

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>
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The four structures are located in proximity to Mulholland Highway, a designated scenic highway. However, they would be located on the portion of the project site lowest in elevation and would have structural heights not exceeding 18 feet above grade. Therefore, the impact of the project would be less than significant.

b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The Cold Creek Trail and Deer Grass Trail is located approximately 1,700 feet to the east of the project site. The project site would not be visible from these trails.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would not damage or remove any trees, rock outcroppings, or historic buildings.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site, which would be substantially similar to other single-family residences to the south, east, and west. Therefore, the impact would be less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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New construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. This is not expected to create substantial light, shadows, or glare.

EVALUATION OF ENVIRONMENTAL IMPACTS:

Official State Scenic Highways are designated by the California Department of Transportation (Caltrans). According to Caltrans, “[t]he stated intent (Streets and Highway Code Section 260) of the California Scenic Highway Program is to protect and enhance California’s natural beauty and to protect the social and economic values provided by the State’s scenic resources” (State of California Department of Transportation, California Scenic Highway Program, website: <http://www.dot.ca.gov/dist3/departments/mtce/scenic.htm>, accessed July 26, 2018). While there are numerous designated Scenic Highways across the state, the following have

been designated in Los Angeles County: Angeles Crest Highway (Route 2) from just north of Interstate 210 to the Los Angeles/San Bernardino County Line, two segments of Mulholland Highway from Pacific Coast Highway to Kanan Dume Road and from west of Cornell road to east of Las Virgenes Road, and Malibu Canyon-Las Virgenes Highway from Pacific Coast Highway to Lost Hills Road.

In addition to scenic highways, unincorporated Los Angeles County identifies ridgelines of significant aesthetic value that are to be preserved in their current state. This preservation is accomplished by limiting the type and amount of development near them. These “Significant Ridgelines” (“Major Ridgelines” on Santa Catalina Island) are designated by the General Plan or applicable Area/Community Plan, Local Coastal Program, or Community Standards District.

Riding and hiking trails have been designated throughout unincorporated Los Angeles County. At present, there are officially adopted trails in the Antelope Valley, the Santa Clarita Valley, and the Santa Monica Mountains designated by the General Plan or applicable Area/Community Plan and Local Coastal Program.

The main structure is located on a designated scenic highway (Mulholland Highway); however, new construction would consist of four single-family residences with maximum heights of 18 feet on the lowest portions of the project site. As a result, the aesthetic impact is less than significant from a CEQA perspective.

2. AGRICULTURE / FOREST

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

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program (FMMP) of the California Resources Agency, to non-agricultural use?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not convert farmland to non-agricultural use.

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 project site is not located in a designated agricultural zone or other designated agricultural area. There is no Williamson Act contract for this area.

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 project site is not zoned as forest land or timberland.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not remove or convert forest land.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project would not result in changes to the environment that would result in the elimination of agricultural land or forest land.

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

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban land use allowed with a CDP within the non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact.

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?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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“Non-attainment” describes any region that does not meet (or that contributes to ambient air quality in a nearby area that does not meet) the national primary or secondary ambient air quality standard for a specific pollutant. In Los Angeles County, the levels of ozone, particulate matter, and carbon monoxide continually exceed the Federal and California Ambient Air Quality Standards and the County is considered in “Non-Attainment” for these pollutants.

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program, as the proposed project is a non-urban use allowed with a CDP within a non-urban land use category. As a result, any potential emissions from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. The proposed project is not of a large enough scale to otherwise have a significant effect on existing air quality standards.

c) Expose sensitive receptors to substantial pollutant concentrations?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed residences would not expose sensitive receptors to substantial pollutant concentrations. The project site is adjacent to residential and open space uses. However, the use is not expected to release substantial emissions of any kind.

During construction, 4,338 cubic yards (“CY”) of grading is proposed—2,169 CY cut, 2,169 CY fill, balanced on site—due to the need for recompaction of underlying soil. Such construction activity is not expected to create a significant impact from dust or other fugitive emissions to those living and working within 1,000 feet.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The construction of a guest ranch would not create objectionable odors affecting a substantial number of people. Any odors created would be from auto exhaust and would be less than significant due their intermittent nature and the distance from surrounding residential and/or recreational uses.

4. BIOLOGICAL RESOURCES

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)?

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. This was reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. No sensitive plant species were observed on the project site, although the possibility for three CDFW-listed sensitive plant species were noted: slender mariposa lily (*Calochortus clavatus* var. *gracilis*) Plummer's mariposa lily (*Calochortus plummerae*), and Lyon's pentachaeta (*Pentachaeta lionii*). Four CDFW-listed animal species were noted to occur on the project site: Southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), coast horned lizard (*Phrynosoma coronatum*), coastal whiptail (*Aspidoscelis tigris stejnegeri*), and San Bernardino ringneck snake (*Diadophis punctatus modestus*). The project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, a pre-construction biological survey, wildlife protection screening, habitat restoration, and a native bird survey. These have been added to the Mitigation Monitoring and Reporting Program.

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?

A Biological Assessment was prepared for the project site by Cooper Ecological Monitoring in October of 2018. A tree report was also prepared by Harmony Gardens in January of 2021. Both of these were reviewed by a Department of Regional Planning staff biologist and by the Los Angeles County Environmental Review Board. Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

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

Current U.S. Fish & Wildlife Service (USFWS) maps do indicate any wetlands located on the project site.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

The National Park Service, CDFW, and the Santa Monica Mountains Conservancy have expressed concerns about the adverse effects of urbanization on wildlife, particularly the fragmentation of habitat areas, which prevents the freedom of movement that species need. Preservation of linkages between large blocks of core habitat is of the utmost importance in the Santa Monica Mountains and preservation through linkages is a major concern. In general, a linkage is a feature that connects at least two blocks of habitat. The assumed function of a linkage is to facilitate dispersal of individuals between blocks of habitat, allowing for long-term genetic interchange and for re-colonization of blocks of habitat from which populations have been locally extirpated. While the project would result in the construction of four single-family residences on four lots, the structures would be clustered together on the southern portion of the project site and would have minimal fencing. An existing chain-link fence on the project site perimeter would be removed as part of the project. As a result, the project is unlikely to detrimentally affect wildlife movement to a significant degree.

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

Approximately 61,000 square feet of the project site is mappable as oak woodland per the County's methodology. This includes areas currently developed with the existing driveway and drainage facilities, as well as areas subject to brush thinning for the protection of neighboring residences. Nevertheless, some areas of on-site woodland continue to function in a relatively natural capacity and may support self-sustaining levels of reproduction, and therefore the project includes mitigation measures to encourage the retention of woodland function on site. The project would result in 14,438 square feet of development within oak woodlands. Mitigation measures would include the planting of 12 coast live oak mitigation trees and retention of additional undersized scrub oaks and coast live oaks on site within approximately 28,931 square feet of preserved undeveloped areas, which would result in approximately a 2:1 replacement ratio. A portion of the total oak woodland mitigation area is proposed on each lot within the project site. As a result, the impact of the project on these sensitive natural communities is likely to be less than significant.

- 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 subject parcel is not a designated wildflower reserve area. The project proposes development that would encroach into the protected zone of 12 jurisdictional oak trees, although ten of these encroachments would consist of removal of an existing chain-link fence from the protected zones. As a result, the oak tree protection policies of the Santa Monica Mountains Coastal Zone were followed, including the planting of 12 mitigation oaks trees and preservation of existing undersized oak trees on the project site. The parcel partially within a designated a Sensitive Environmental Resource Area of the Santa Monica Mountains Coastal Zone (H2 Habitat). As a result, the project was reviewed by the Los Angeles County Environmental Review Board (ERB) at its February 28, 2022 meeting. The ERB concluded that the project, with mitigation measures, would be consistent with nearby biological resources. The mitigation measures would include an on-site biological monitor, pre-construction biological survey, temporary wildlife fencing, habitat restoration, and a native bird survey. These have been added to the attached MMRP.

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 project site is not part of an adopted habitat conservation plan.

5. CULTURAL RESOURCES

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

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| <p>a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site does not contain historical resources as defined in CEQA Guidelines §15064.5 and there is no record of national or state-designated historical resources on the project.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

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|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| <p>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The project site does not contain known paleontological resources and will not excavate near unique geologic features or rock formations. Therefore, the impact would be less than significant.

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|---|--------------------------|-------------------------------------|--------------------------|--------------------------|
| <p>d) Disturb any human remains, including those interred outside of formal cemeteries?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|-------------------------------------|--------------------------|--------------------------|

The project site does not contain known human remains. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities. If archeological resources or human remains are discovered as a result of site disturbance, a mitigation measure will be incorporated to ensure that the permittee shall suspend construction in the vicinity of cultural resource or human remains encountered during ground-disturbing activities at the site, and leave the resource or human remains in place until a qualified archaeologist can examine and determine appropriate measures.

6. ENERGY

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

a) 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"/>
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The project would be required to comply with the Los Angeles County Low Impact Development (“LID”) standards (Title 31) and CALGreen standards. Construction itself would be minimal in nature, and the facility’s operation would not consume large amounts of resources.

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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The project would not eliminate any opportunities for the construction of renewable energy production, and the project itself would be required to comply with LID and CALGreen standards.

7. GEOLOGY AND SOILS

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

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is located five miles to the northwest of the nearest recorded fault trace. There is no fault trace within the project site. Therefore, people or structures on the project site will not be exposed to potential substantial adverse effects (Source: California Geological Survey, Alquist-Priolo Earthquake Fault Zones Map).

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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The project site is not located within a designated soil liquefaction area (Source: California Geological Survey).

iv) Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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While the northern portion of the project site includes some designated landslide area (Source: California Geological Survey). However, no development is proposed within this area. Therefore, the resulting impact would be less than significant.

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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The proposed project would result in 4,338 cubic yards of grading. This grading would be required to comply with DPW's best practices manual for erosion control and drainage. Therefore, it is not anticipated that the project will result in substantial soil erosion or the loss of topsoil.

8. GREENHOUSE GAS EMISSIONS

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will generate GhGs that may have a significant impact on the environment.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would be consistent with the Santa Monica Mountains Local Coastal Program Land Use Plan, and there would not be a project-specific significant effect that is peculiar to the project or its site, as the project is a proposal for a residential use within an appropriate land use category and surrounded by similar uses. The project would also be required to meet the requirements of the County LID standards and CalGreen standards. Therefore, it is not expected that the project will conflict with any plan, policy, or regulation for reducing GhG emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<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?

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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?

The project does not include the routine transportation, storage, production, use, or disposal of hazardous materials, or the use of pressurized tanks. During the construction phase of the project, the project may include minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the environment.

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

The use of the project site will not generate a significant amount of hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste. During the construction phase of the project, the project may have included minimal use of hazardous materials, such as solvents, paints, lubricants, and oils. Current local, state, and federal laws relating to the use, storage, and disposal of these materials make it unlikely that the project would have a significant effect on the residences located within 1/4 mile of the project site.

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?

The project site is not included on the CalEPA Hazardous Waste and Substance Sites List (Cortese List) or on the California Department of Toxic Substances Control EnviroStor database of clean-up sites and hazardous waste permitted facilities Sources: (http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm); (<http://www.envirostor.dtsc.ca.gov/public/>).

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

The project site is not located within an airport land use plan or within two miles of a public airport or public use airport.

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

The construction of four single-family residence on a residentially zoned property will not impair implementation of, or physically interfere, with an adopted emergency response plan or emergency evacuation plan.

g) Expose people or structures 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?

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

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

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing

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

The Los Angeles County Fire Department has reviewed the project for compliance with access, fire flow, fuel modification, and construction standards for Very High Fire Hazard Severity Zones and cleared it for public hearing. Surrounding land uses consist of residential uses and vacant land.

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

The proposed use of four single-family residences would not constitute a potentially dangerous fire hazard, as it would comply with all requirements for habitable structures within a VHFHSZ.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County’s MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements. The location and percolation of the proposed onsite wastewater treatment systems (OWTS) has also been cleared by the Department of Public Health—Environmental Health Division.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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i.) Result in substantial erosion or siltation on- or off-site?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

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

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit

an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

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?

Project development would not substantially alter the existing drainage pattern of the site in a manner which would result in flooding, erosion, or siltation on-site or off-site. The will be required to submit an approved drainage plan and comply with all NPDES and MS4 requirements, and the impact of impervious surfaces would be lessened by the Los Angeles County Low Impact Development (LID) Ordinance, which requires the retention of stormwater on-site.

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 or loss or damage involving flooding?

No development is proposed within a mapped Federal or County floodplain.

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?

No development is proposed within a mapped Federal (FEMA) or County floodplain.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 22, Ch. 12,84)?

The project is required to the County's Low Impact Development ("LID") Ordinance.

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)?

The proposed location and percolation of the project's four onsite wastewater treatment systems (OWTS) has been reviewed and cleared by the Los Angeles County Department of Public Health—Environmental Health Division.

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

The project site is not located within any mapped flood hazard, tsunami, seiche, or potential inundation areas.

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

The project site would be served by a public water system and would not make use of local groundwater. Its addition of impervious surfaces would be unlikely to affect aquifer recharge, as the project would be required to comply with the requirements of the Low-Impact Development Ordinance, which requires the retention of much resulting runoff on-site.

11. LAND USE AND PLANNING

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

a) **Physically divide an established community?**

The construction of four single-family residences on a residentially zoned site would not result in a physical division of an established community. The project does not require the construction of new freeways or rail lines or flood control channels, and the project will conform to the existing street pattern.

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?**

The property has a land use category of RI20 (Rural Land—One dwelling unit/20 acres maximum) within the Santa Monica Mountains Local Coastal Program Land Use Plan. The land use designation indicates the project site is suitable for the development of four single-family residences with a CDP.

c) **Conflict with the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas?**

The proposed project would not conflict with the Hillside Management Area Ordinance, no development is proposed on slopes with grades of more than 25%. The project is not located within a Significant Ecological Area.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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 type="checkbox"/>	<input checked="" type="checkbox"/>

The project will not result in the loss of availability of a known mineral resource, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project would not result in the loss of availability of a locally-important mineral resource recovery site, as the project site is not identified as a mineral resource area on the Los Angeles County Natural Resource Areas map.

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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The project would not result in exposure of persons to, or generation of, noise levels in excess of standards established in the County Noise Ordinance or the Santa Monica Mountains Local Coastal Program Noise Element. The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas). The project site is unlikely to create noise in excess of these limits, nor will residents of the project be exposed to noise in excess of these limits, as the project consists of four single-family residences. The Noise Control Ordinance regulates construction noise and the hours of operation of mobile construction equipment.

b) **Generation of excessive groundborne vibration or groundborne noise levels?**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not generate excessive groundborne vibration or groundborne noise levels, and it would not expose sensitive receptors to excessive noise levels. There are no schools, hospitals, or senior citizen facilities within several miles of the project site. The project will conform to the Title 12 Chapter 12.08 (“Noise Control Ordinance”) of the Los Angeles County Code, which provides a maximum exterior noise level of 45 decibels (dB) between 10:00 p.m. and 7:00 a.m. (nighttime) and 50 dB from 7:00 a.m. to 10 p.m. (daytime) in Noise Zone II (residential areas).

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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The project site is not located within an airport land use plan or within two miles of a private airstrip, public airport, or public use airport.

14. POPULATION AND HOUSING

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

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not induce substantial population growth in the area, as four single-family residences are proposed on four residentially zoned lots, and no infrastructure will be extended beyond its current limits.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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The project would not displace substantial numbers of existing people or housing, including affordable housing, necessitating the construction of replacement housing elsewhere. No existing dwelling units would be removed.

15. PUBLIC SERVICES

	<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 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?

The Fire Department has not indicated any significant effects on fire response time, service level, or facilities. The responsible Los Angeles County Fire Station (#67) is about two miles to the southwest of the project site. No additional fire facilities are required for this project.

Sheriff protection?

The project would not create capacity or service level problems or result in substantial adverse physical impacts. The project site is approximately six miles to the southeast of the Malibu/Lost Hills Sheriff's Station. The proposed project will add additional residents to the vicinity but not enough to substantially reduce service ratios.

Schools?

The project site is located within the Las Virgenes Unified School District. The project would be required to pay school impact fees for four additional residences, which would reduce its impact to less than significant.

Parks?

The addition of four single-family residences is unlikely to result in a need for additional parkland or the overutilization of existing parkland. In addition, the project would be required to pay park impact (Quimby) fees. Therefore, its impact would be less than significant.

Libraries?

The project would result in only four additional single-family residences, so it would not diminish the capacity of the Los Angeles County Public Library to serve the project site and the surrounding community. In addition, the project would be required to library fees. Therefore, its impact would be less than significant.

Other public facilities?

The project is not perceived to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

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

Review of the project by the Los Angeles County Department of Parks and Recreation (“Parks and Recreation”) has not indicated that the project would 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.

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Does the project include neighborhood and regional parks, multi-use trails 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"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

No new trails or parks are proposed as part of the project.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Would the project interfere with regional open space connectivity? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The construction of four single-family residences on four lots would not interfere with regional open space connectivity in any significant way. The project site is already developed with a driveway and building pads, and no existing formal or informal trails would be blocked or eliminated.

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 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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The project would not conflict with any applicable plan, ordinance, or policy addressing the circulation system. The construction of four single-family residences on four residentially zoned lots would not have a significant impact on any transportation plan, ordinance, or policy.

b) Conflict with 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 entails the conversion of four single-family residences on four residentially zoned lots. The traffic impacts of the project have been reviewed and cleared by the Los Angeles County Department of Public Works (“DPW”) and is not anticipated to significantly local vehicles miles travelled (“VMT”). No traffic impact analysis was required by DPW.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project does not entail creating sharp curves or dangerous intersections or incompatible uses. The Department of Public Works has reviewed the project’s access and line-of-site studies and cleared the project for public hearing. Therefore, there will be no increased hazards due to design features, and the overall impact would be less than significant.

d) Result in inadequate emergency access?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The proposed project of constructing four single-family residences would not block or provide inadequate emergency access for the project itself or make existing emergency access to off-site properties inadequate. Emergency access has been reviewed and cleared by the Los Angeles County Fire Department.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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The project site is not listed or eligible for listing in any known register of historical resources. The site does not contain any objects or structures or known historical, cultural or archeological value.

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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A record search was made of the California Native American Heritage Commission (NAHC) Sacred Lands File regarding the project site. The NAHC confirmed that results of the search were negative in a letter dated March 15, 2023. Consultations were sent on March 9, 2023 to three bodies representing the Gabrielino-Tongva Tribe (Gabrielino Band of Mission Indians) and the Fernandeno Tataviam Band of Mission Indians (FTBMI) for commentary on this issue. A response was received from FTBMI stating that tribal cultural resources may be in the vicinity of the project site. As a result, mitigation measures will be required that include the hiring and retention of Native American monitors during ground disturbance activities, consultation with FTBMI regarding treatment of tribal cultural resources, the provision of archeological documents to FTBMI, and specific treatment of any human remains or funerary objects encountered during project activities.

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>
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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 telecommunications facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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The project site is already served by water, storm water drainage, electric power, natural gas, and telecommunications facilities. The project is not likely to require new or expanded infrastructure facilities.

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 site would be served by the Las Virgenes Municipal Water District has received a conditional statement letter from the district agreeing to serve the four proposed single-family residences.

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 conditions?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The project will utilize onsite wastewater treatment systems (OWTS) and will not connect to a wastewater treatment provider. The project would install four OWTS, one per each residence, per the requirements of the Department of Public Health—Environmental Health Division.

f) 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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Development at the proposed density at this location is planned for under the existing Los Angeles County Regional Waste Management Plan. Therefore, th project should not significantly impact solid waste disposal capacity.

g) 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 would be required to comply with federal, state, and local statutes and regulations related to solid waste. The California Integrated Waste Management Act of 1989 requires the County of Los Angeles to attain specific waste diversion goals. In addition, the California Solid Waste Reuse and Recycling Access Act of 1991 mandates that expanded or new development projects to incorporate storage areas for recycling bins into the existing design. The project will include sustainable elements to ensure compliance with all federal, state, and local statutes and regulations related to solid waste. It is anticipated that these project elements will comply with federal, state, and local statutes and regulations to reduce the amount of solid waste. The project will not displace an existing or proposed waste disposal, recycling, or diversion site.

onsite, and no drainages originate on the site. Thus the potential for onsite post-fire erosion due to runoff is low.

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

The project site is not located on sloping terrain and is immediately adjacent to a mapped County highway (Mulholland Highway), and it has been reviewed by the Los Angeles County Fire Department for adequate emergency access. Therefore, evacuation of the project site during a wildfire event would not create a significant risk to occupants.

21. MANDATORY FINDINGS OF SIGNIFICANCE

- | | <i>Potentially
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Impact with
Mitigation
Incorporated</i> | <i>Less Than
Significant
Impact</i> | <i>No
Impact</i> |
|--|---|--|---|--------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

The project does not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As analyzed in the Initial Study sections above, the proposed project, with mitigation measures regarding an on-site biological monitor, nesting bird survey, habitat restoration, aa rural outdoor lighting plan, on-site Native American monitors, and consultation with Native American tribal groups, the project will have no impact or less than significant impact in all listed areas.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not achieve short-term goals to the disadvantage of long-term goals.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project does not have cumulative impacts. The proposed project will not be an inducement to future growths, as the project does not require additional infrastructure beyond that necessary to serve the project. There are no impacts that are cumulatively considerable. Therefore, the proposed project would have a less than significant impact.

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|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) 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"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

The proposed project would not threaten the health, safety or welfare of human beings. As analyzed in the Initial Study sections above, the proposed project will have no impact or less than significant impact in all areas direct or indirect impact to human beings.