

REPORT TO THE HEARING OFFICER

DATE ISSUED: June 6, 2024

HEARING DATE: June 18, 2024 AGENDA ITEM: 7

PROJECT NUMBER: 2019-003283-(3)

PERMIT NUMBER(S): Minor Coastal Development Permit ("Minor CDP")
RPPL2019005771
Variance No. RPPL2019005776
Environmental Plan No. 2021000702

SUPERVISORIAL DISTRICT: 3

PROJECT LOCATION: 2140 Stunt Road, Calabasas (Assessor's Parcel
Number 4455-041-001)

OWNER: George Ghazarian and Emily Thieme

APPLICANT: George Ghazarian

CASE PLANNER: Shawn Skeries, Principal Regional Planner
sskeries@planning.lacounty.gov

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number 2019-003283-(3), Minor CDP No. RPPL2019005771 and Variance No. RPPL2019005776, and Environmental Plan No. 2021000702 based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

CEQA:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND ADOPT THE MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM ALONG WITH THE REQUIRED FINDINGS OF FACT FOR THE PROJECT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES.

ENTITLEMENTS:

I, THE HEARING OFFICER APPROVE MINOR COASTAL DEVELOPMENT PERMIT NUMBER RPPL2019005771 AND VARIANCE NUMBER RPPL2019005776 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested.

- Minor CDP for construction of a new 2,365-square-foot single-family residence, 360 square-foot detached garage, and onsite wastewater treatment system (“OWTS”) in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone within the Santa Monica Mountains Coastal Zone, pursuant to County Code Section 22.44.810.
- Variance for construction of an access driveway over the maximum length of 300 feet (proposing approximately 480 feet), pursuant to County Code Section 22.44.1150.A.10.

B. Project

The applicant requests a Minor CDP to construct a 2,365-square-foot, 18-foot-tall single-family residence on the southeastern portion of a two-acre parcel (“Project Site”) in the Santa Monica Mountains Coastal Zone (“Project”). The Project also includes installation of a new OWTS, a detached 360-square-foot garage, and retaining walls, which would all be located within a 7,752-square-foot building site. The Project would result in a total of 1,746 cubic yards of grading (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, 682 cubic yards over excavation and recompacting). Per the requirements of the Santa Monica Mountains Local Implementation Program (“LIP”), a CDP is required for installation of a new OWTS (County Code Section 22.44.820) and a Minor CDP is required for any project that results in grading of more than 50 cubic yards and less than 5,000 cubic yards of earth (County Code Section 22.44.1260). A CDP is also required for any native vegetation removals or native tree encroachments and or removals (County Code Section 22.44.1240). A re-mapping of the Biological Resources habitat categories is also requested. In addition, the construction of a driveway access greater than 300 feet requires a variance (County Code Section 22.44.1920 C.1.c). Thus, a Minor CDP and Variance are required for all the activities involved with this request.

The Project Site is situated in the Santa Monica Mountains Coastal Zone at an approximate elevation of 1,000 to 1,400 feet above mean sea level. The project site is located on a 2-acre parcel with relatively flat topography in the southern portion with steeply sloping topography in the northern portion. The existing site conditions include a mixture of disturbed conditions and both native and non-native vegetation. The proposed development is located near the southern boundary of the site, within partially disturbed H2 habitat. Drainage is to Cold Creek. Cold Creek Canyon Preserve (Mountains Restoration Trust) is located south of Stunt Road, approximately 520 feet south of the Project Site. Los Angeles County owned open space lies approximately 1,000 feet to the

east of the Project Site and is contiguous to Red Rock Canyon Park (Mountains Recreation Conservation Authority), which extends nearly a mile further east. The driveway access would extend from Stunt Road through existing access easements along the unpaved access road. There are existing low-density single-family residences in the surrounding area along with vacant property containing native and non-native vegetation. The project site is in H3 and H2 habitat as defined in the Santa Monica Mountains Local Coastal Program and has been reviewed by the Environmental Review Board (ERB).

The landscape plan includes the use of drought tolerant native species and irrigation within fuel modification zones A and B. The fuel modification plan includes Zone A and B clearance, radiating from the residence a total distance of 100 feet, and will be maintained as specified in the approved fuel modification plan. The required fuel modification will result in encroachments into the protected zone of two native Laurel Sumac trees through raising the canopy and thinning the crown for fire safety requirements. Mitigation trees are required for the tree impacts and a native tree mitigation plan is included in the project scope.

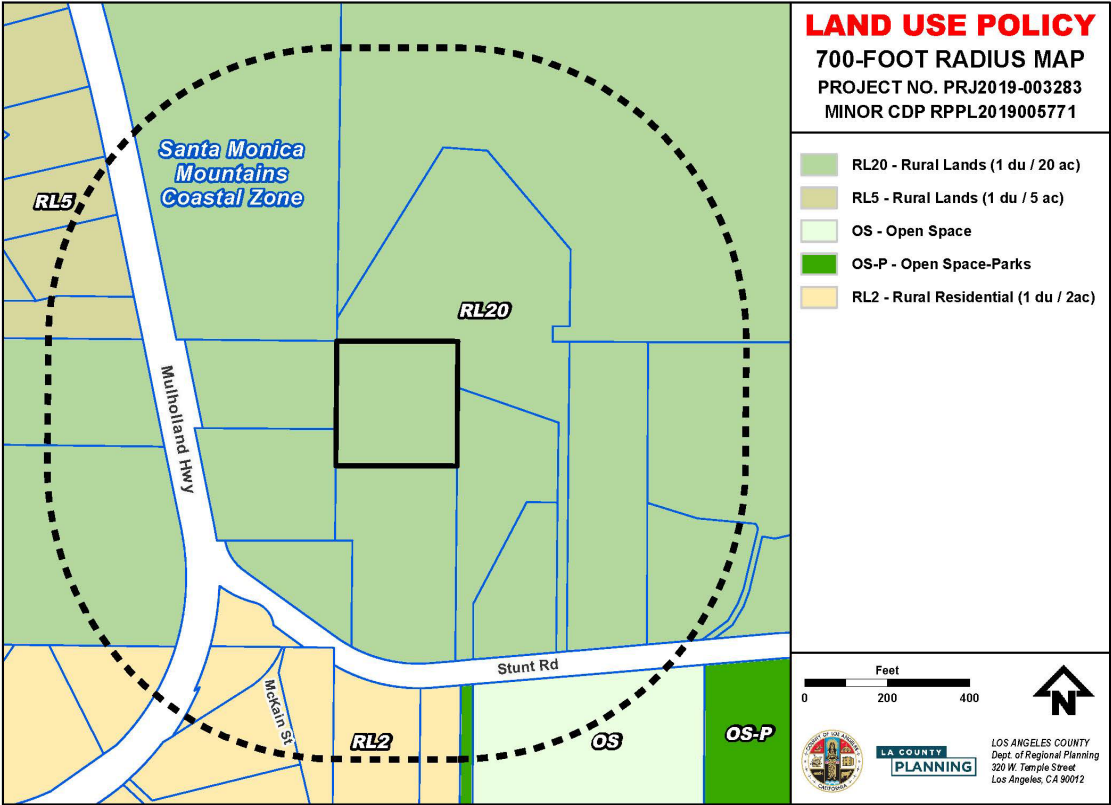
The proposed construction footprint is located within H2 habitat, with the LA County Fire Department required fuel modification encroaching into H2 and H3 habitat. Due to the proximity of the site to the LCP designated Scenic Resources, the height of the proposed residence is limited to an 18-foot maximum as required by Santa Monica Mountains LCP (Policy CO-147).

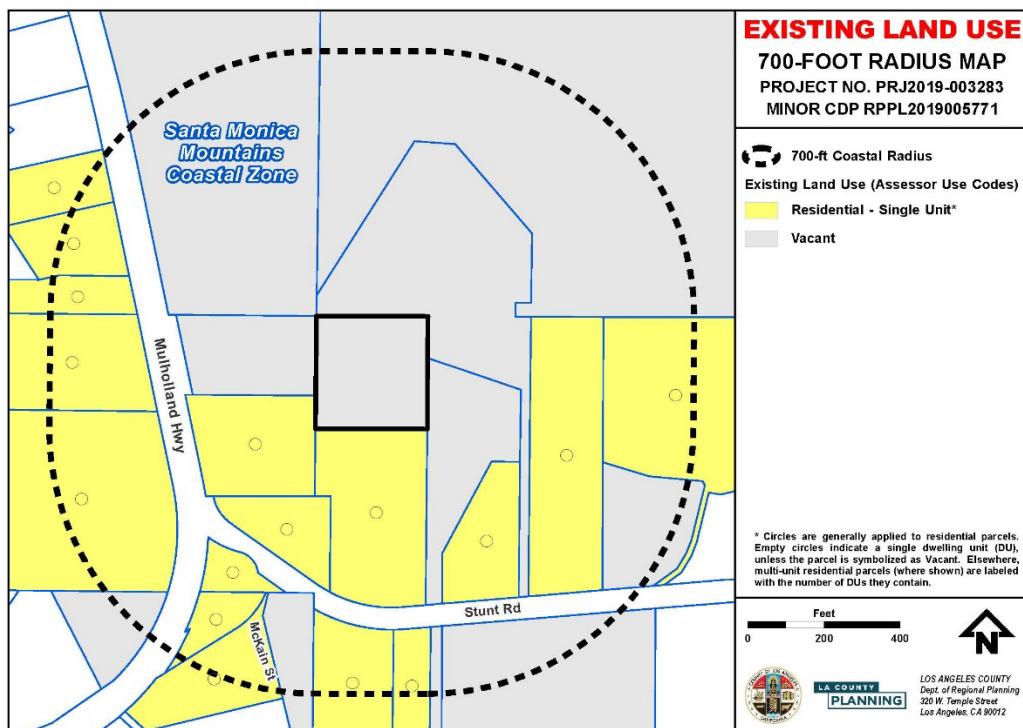
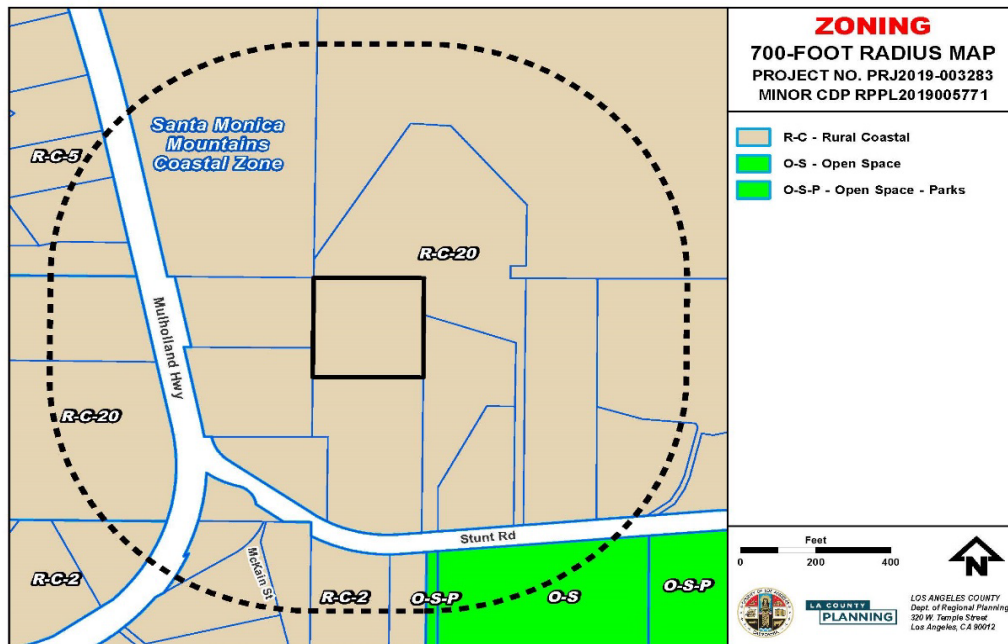
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 700-foot radius:

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
SUBJECT PROPERTY	RL20 (Rural Land—One dwelling unit per 20 acres maximum)	R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area)	Vacant land
NORTH	RL20	R-C-20	Vacant land
EAST	RL20	R-C-20	Single-family residences, vacant land
SOUTH	RL20, RL2 (Rural Residential – One dwelling unit per two acres), OS	R-C-20, R-C-2 (Rural Coastal—Two Acre Minimum Required Lot Area),	Single-family residences, vacant land

	(Open Space), OS-P (Open Space – Parks)	Open Space, Open Space - Parks	
WEST	RL20, RL5 (Rural Land—One dwelling unit per five acres maximum)	R-C-20, R-C-5 (Rural Coastal—Five Acre Minimum Required Lot Area)	Single-family residences, vacant land





PROPERTY HISTORY

A. Zoning History

ORDINANCE NO.	ZONING	DATE OF ADOPTION
7310	A-1-1 (Light Agricultural— One Acre Minimum Required Lot Area)	3/11/1958
10754	A-1-2 (Light Agricultural— Two Acre Minimum Required Lot Area)	6/28/1973
ZCO-20140055	R-C-20	10/10/2014

B. Previous Cases

CASE NO.	REQUEST	DATE OF ACTION
Conditional Certificate of Compliance 04-123	Legalized subject parcel with conditions to grant easements	Recorded 5/28/2004
Clearance of Certificate of Compliance 04-123	Condition cleared	Recorded 9/24/2004
Plot Plan 49619	New single-family residence	No action due to incomplete filing
RPP200602166	New single-family residence	Approved on 12/20/2006, expired without use

ANALYSIS

A. Land Use Compatibility

The Project is a request to construct a new single-family residence in the Santa Monica Mountains Coastal Zone. As proposed, the Project—except for driveway access standards—would comply with all applicable development standards for residences in the LIP, including those related to building site area, habitat categories, height restrictions, and native tree preservation. For further details on this compliance, see the “Zoning Ordinance Consistency” section below or the attached Exhibit C – Findings. The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable. The Project is also substantially like other single-family residences in the immediate area. Therefore, the Project would be in conformity with the certified Local Coastal Program and is not expected to negatively affect the surrounding community.

For an applicant to be granted a variance to develop a driveway access greater than 300 feet in the Santa Monica Mountains Coastal Zone, the applicant must demonstrate that there are special physical circumstances or characteristics of the subject property that are not generally applicable to other properties in the vicinity that are similarly classified.

The applicant must also demonstrate the variance is necessary to preserve a property right enjoyed by owners of other properties in the same vicinity and zone. In this case, as shown the unimproved legal access for the Project as described in Easement Deed Document number 06-2187519 is roughly over 500 feet (included as an attachment to Exhibit E – Applicant’s Burden of Proof).

B. Neighborhood Impact (Need/Convenience Assessment)

The neighborhood impact of the Project is likely to be minimal, as it would consist of one single-family residence. The Project’s total building site area is 7,752 square feet, excluding the proposed driveway and fire department required turnaround area. The tallest portions of the structure would be 18 feet above grade. The Project is proposed on the most direct and immediate location of the described legal access of the parcel which is in the southeast corner. The Project will utilize the partial H3 habitat designation that is in southeast corner of subject parcel.

The Project would be similar in character in terms of size and bulk to other single-family residences in the vicinity and less impactful in terms of building site area. Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences developed on parcels to the south and east.

The preliminary fuel modification plan for the Project Site, which was approved by the Fire Department on March 26, 2020, requires a 30-foot Zone “A” radius and a 70-foot Zone “B” radius, for a total fuel modification radius of 100 feet (included as part of Exhibit A – Plans).

As designed and approved per the preliminary fuel modification plan, the Project would result in 1.23 acres of direct development within the H2 Habitat Zone. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program (“RCP”). Therefore, a condition of Project approval requires the impact to be mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

C. Design Compatibility

The Project at intake had several design features that have been altered, omitted, and or reduced to meet the requirements of the SMMLIP. Initially, the Project had a height of 21 feet, two native tree removals, an OWTS system within 50 feet of protected native trees and retaining walls longer than ten feet long. The Project has been redesigned to lessen impacts on the surrounding environment by addressing the elements above, decreasing the building site area, and providing information indicating the colors and materials of all proposed structures and proposed exterior lighting will comply with the SMMLIP.

As stated in the SMMLCP, “The natural beauty of the Santa Monica Mountains is widely recognized as one of its most distinctive and valuable attributes”. Scenic Elements, Scenic Routes, and Significant Ridgelines constitute the three subcategories of Scenic Resources, per SMMLCP. Scenic Elements are designated areas that contain exceptionally scenic features unique to the Santa Monica Mountains, but to the Los Angeles County region. These areas are characterized by unique geologic formations, such as large rock outcroppings.

The Project Site is visible from Mulholland Highway, a designated scenic route, immediately to the west, as well as a small portion of the Project Site in the northwest corner contains rock outcroppings. As a result, the Project Site is located within a Scenic Resource Area (“SRA”) per County Code Section 22.44.2000. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilization of materials and colors compatible with the surrounding landscape, the breaking up of structural mass, and the minimization of grading and retaining walls (County Code Section 22.44.2040). The design of the residence would meet all of these standards, as indicated by the applicant’s submitted elevations, site plan, and grading plans.

The Project proposes a relatively modest residence (2,365 square feet) and building site area (7,752 square feet), as well minimal new hardscape and retaining walls. The project parcel is mapped in the LCP as H2 and H3 habitat. The H2 designation corresponds roughly to intact Laurel Sumac scrub and occupies most of the site. H3 is mapped in the LCP along the southern edge of the site and corresponds to more highly disturbed portions of the site in proximity to neighboring development, though these are still recognizable as Laurel Sumac scrub. Revisions to the LCP mapping are proposed, resulting in designation of the entire site as H2, inclusive of 0.50 acres of H1 buffer in the northwest corner of the property.

The Project is proposed mainly within H2 Habitat. As a result, a biological assessment was prepared and reviewed by the ERB. The ERB determined that the Project, with modifications, would be consistent with surrounding biological resources. More details regarding this review are provided in the “Environmental Review Board (ERB) Comments and Recommendations” section below.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and the Santa Monica Mountains LUP. Consistency findings with these policies can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The proposed project complies with all applicable zoning requirements, with the exception of the driveway access over 300 feet, for which a variance is required. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by County Code Sections 22.44.850 and 22.44.1150 D. The Burdens of Proof with the applicant's response are attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met both burdens of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Initial Study concluded that there are certain potentially significant environmental impacts associated with the project that can be reduced to less than significant with the implementation of the proposed mitigation measures. The draft Mitigation Monitoring and Reporting Program is included as an attachment (Exhibit K – Environmental Determination) to this report.

The areas of environmental impact found to be less than significant with project mitigation incorporated include the following:

Biological Resources (species): A qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of LA County Planning. That person shall ensure that impacts to all biological resources are minimized or avoided. Special aspects of monitoring are directed for breeding birds, low-mobility reptiles, bats, trenches and holes management, and woodrats.

Biological Resources (natural communities): The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modification. Prepare a landscaping plan to be approved by LA County Planning. The encroachment into two native Laurel Sumac will be mitigated through the on-site planting at a ratio of 10:1 tree.

Biological Resources (general): Best management practices to minimize run-off during grading period. Design features including glass and lightning, staking of grading limits, temporary wildlife fencing, pre-construction biological resources survey, initial grubbing, and grading.

Historical Resources: The proposed project footprint does not contain historical resources. The final design of the project thus would have less than significant impacts. However, if archaeological resources are encountered, including human remains, during the construction process, the proposed project would be required to

halt all development activities and contact either the South-Central Coast Information Center and/or the Los Angeles County Coroner and Native American Heritage Commission.

Geology and Soils: The recommended California Building Code Structural Seismic Design Criteria will be utilized with respect to the proposed project to mitigate ground shaking. A qualified Geotechnical Engineering firm will be retained to conduct studies to characterize the potential for slope instability during the design-level geotechnical study for the project.

Noise: Restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m.

Tribal Cultural Resources: There are numerous recorded pre-historic archaeological sites in the vicinity. An archaeological survey by a professional archaeologist prior to approval of project plans is required. As well as a professional Native American monitor procured by the Fernandeno Tataviam Board of Mission Indians (Tribe) and approved by LA County Planning to observe grading and excavation operations, within the project limits of disturbance on a once-per-week inspection schedule for the duration of such grading and excavation activities.

Wildfire: The proposed structure would be designed to meet hazardous fire area building code requirements. All access roads would be built in conformance with applicable California Fire Code and the Los Angeles County Fire Department requirements ensuring that the project would have adequate emergency access. In addition, a landscape plan with Fuel Modification Zones shall be developed and shall incorporate an effective defensible space around proposed structures.

COMMENTS RECEIVED

A. Environmental Review Board (“ERB”) Comments and Recommendations

ERB review of the Project was required per County Code Section 22.44.1860 because the Project Site is located in H2 Habitat or within 200 feet of H2 Habitat. The applicant's biological assessment report was reviewed by the Staff Biologist, who then submitted a recommendation that the ERB find the Project, with modifications, consistent with local biological resources. These modifications included preparing a landscaping plan for review, retaining a biological monitor, a best management practices plan, screening of the Project Site and staking of grading limits, preparing surveys and restoration plans for nesting birds and native trees, and runoff control measures and the use of temporary wildlife fencing. In addition, comments were made regarding the use of glass that promotes energy conservation and non-reflective glass, and the avoidance of exterior lightning that may cause light trespass.

At its meeting on July 19, 2021, the ERB found that the Project, as modified, would not have an impact on biological resources and would be consistent with local biological

resources. ERB comments include that no irrigation systems should be in place for the Laurel Sumac trees on site and the potential for Zone C fuel modifications that may result in a future Coastal permit. A motion was made to approve the County's remapping as proposed in the Biological Assessment to include most of the project site as H2 Habitat, with some H3 along the southern boundary of the parcel. All the ERB's recommended modifications have since been made to the Project design or have been included within the Project's draft conditions (Exhibit D – Conditions). The minutes from the ERB meeting of July 19, 2021, are also attached (Exhibit F – ERB Minutes).

B. County Department Comments and Recommendations

1. The Department of Parks and Recreation ("DPR"), in a letter dated May 28, 2020, stated that the Project will not impact any DPR facilities with no additional comments.
2. The Fire Department, in a letter dated July 2, 2020, recommended clearance of the Project to proceed to public hearing with conditions of approval for access, water system, and fuel modification. These have been added as conditions of approval for the Project (Exhibit D – Conditions).
3. The Department of Public Works, in a letter dated February 3, 2021, recommended that the Project proceed to a public hearing with conditions. These have been added as conditions of approval for the Project (Exhibit D – Conditions).
4. The Department of Public Health, in a letter dated July 8, 2020, recommended approval of the Project with conditions. These have been added as conditions of approval for the Project (Exhibit D – Conditions).


All the letters cited above are attached to this report (Exhibit I – Agency Correspondence).

C. Other Agency Comments and Recommendations

Staff has received no other agency comments or recommendations at this time.

D. Public Comments

Staff has not received any public comments regarding the Project at this time.

Report
Reviewed By: 
Robert Glaser, Supervising Regional Planner

Report
Approved By: 
Mitch Glaser, Assistant Administrator

LIST OF ATTACHED EXHIBITS	
EXHIBIT A	Plans
EXHIBIT B	Project Summary Sheet
EXHIBIT C	Findings
EXHIBIT D	Conditions of Approval
EXHIBIT E	Applicant's Burden of Proof
EXHIBIT F	ERB Minutes (7/19/21)
EXHIBIT G	Informational Maps
EXHIBIT H	Photos
EXHIBIT I	Agency Correspondence
EXHIBIT J	Public Correspondence
EXHIBIT K	Environmental Determination and MMRP

GHAZARIAN RESIDENCE - CUSTOM HOME

2140 STUNT ROAD, CALABASAS, CA 91302



Joe Flynn, AIA

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PROJECT ADDRESS:

2140 STUNT ROAD
CALABASAS, CA 91302

PROJECT STATUS:

PLANNING DEPT. REVISIONS / NOT FOR
CONSTRUCTION

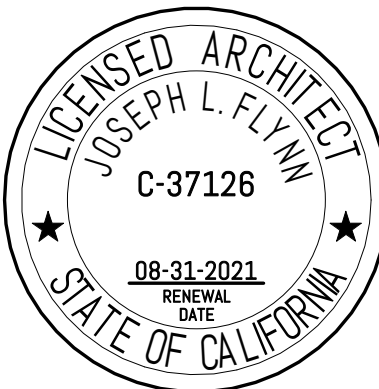
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TITLE SHEET

REVISIONS:

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ABBREVIATIONS:

ABV	ABOVE	HWD	HARDWOOD
AFF	ABOVE FINISH FLOOR	HDR	HEADER
ACC	ACCESS	HVAC	HEATING/VENTILATION/
AP	ACCESS PANEL		AIR CONDITIONING
AC	ACOUSTICAL	HT	HEIGHT
ADD	ADDENDUM	HM	HOLLOW METAL
ADJ	ADJACENT	HOR	HORIZONTAL
AGG	AGGREGATE	HB	HOSE BIBB
A/C	AIR CONDITIONING	ID	INSIDE DIAMETER
ALT	ALTERNATE	INT	INTERIOR
AL	ALUMINUM	INV	INVERT
AB	ANCHOR BOLT		
APX	APPROXIMATE	LAM	LAMINATE (D)
ARCH	ARCHITECT (URAL)	LAV	LAVATORY
AC	ASPHALT / CONCRETE	LH	LEFT HAND
		LT	LIGHT
		LL	LIVE LOAD
BRG	BEARING	MB	MACHINE BOLT
BM	BENCH MARK	MI	MALLEABLE IRON
BEL	BELOW	MH	MANHOLE
BLK	BLOCK	MFR	MANUFACTURE (ER)
BLKG	BLOCKING	MAB	MARBLE
BD	BOARD	MAS	MASONRY
BOT	BOTTOM	MAX	MAXIMUM
BRZ	BRONZE	MC	MEDICINE CABINET
BLDG	BUILDING	MED	MEDIUM
BUR	BUILT UP ROOF	MEM	MEMBRANE
		MIR	MIRROR
CAB	CABINET	MISC	MISCELLANEOUS
CSMT	CASEMENT	MOD	MODULAR
CI	CAST IRON	MLD	MOLDING, MOULDING
CB	CATCH BASIN	MULL	MULLION
CLG	CEILING	OC	
CFCI	CONTRACTOR FURNISH, CONTRACTOR INSTALL	NAT	NATURAL
		N	NORTH
CIR	CIRCLE	NIC	NOT IN CONTRACT
CLR	CLEAR (ANCE)	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE		
CMU	CONCRETE MASONRY UNIT	OFCl	ON CENTER (S)
CONST	CONSTRUCTION		OWNER FURNISH, CONTRACTOR INSTALL
CJ	CEILING JOIST	OFDI	OWNER FURNISH, OWNER INSTALL
CJT	CONTROL JOINT	QT	
CFL	COUNTER FLASHING		
CS	COUNTERSINK	PED	PEDESTAL
CY	CUBIC YARD	PER	PERIMETER
		PLAM	PLASTIC LAMINATE
DP	DAMP PROOFING	PWD / PLY	PLYWOOD
DL	DEAD LOAD	PVC	POLYVINYL CHLORIDE
DEM	DEMOLISH, DEMOLITION	PL	PROPERTY LINE
DMT	DEMOUNTABLE		
DEP	DEPRESSED		
DTL	DETAIL		QUARRY TILE
DIAG	DIAGONAL		
DIA	DIAMETER	RAD	RADIUS
DIM	DIMENSION	RWC	RAINWATER CONDUCTOR
DIV	DIVISION	REG	REGISTER
DR	DOOR	R	R
DR	DOOR	RD	ROOF DRAIN
DH	DOUBLE HUNG	RM	ROOM
DS	DOWNSPOUT	RO	ROUGH OPENING
DT	DRAIN TILE	RB	RUBBER BASE
DWG	DRAWING		
DW	DUMBWAITER		
EL	ELEVATION	SHTH	SHEATHING
EXT	EXTERIOR	SHT	SHEET
EXS	EXTRA STRONG	SIM	SIMILAR
		S	SOUTH
FB	FACE BRICK	SPEC	SPECIFICATION (S)
FOC	FACE OF CONCRETE	SQ	SQUARE
FDF	FACE OF FINISH	SS	STAINLESS STEEL
FOM	FACE OF MASONRY	STD	STANDARD
FOS	FACE OF STUDS	ST	STEEL
FIN	FINISH (ED)	STO	STORAGE
FF	FINISH FLOOR	SD	STORM DRAIN
FE	FIRE EXTINGUISHER	STR	STRUCTURAL
FEC	FIRE EXTINGUISHER CABINET	SYS	SYSTEM
FP	FIRE PLACE		
FL	FLASHING	TEL	TELEPHONE
FLR	FLOOR (ING)	TV	TELEVISION
FLCO	FLOOR CLEANEST	T&G	TONGUE AND GROOVE
FJ	FLOOR JOIST	TOS	TOP OF SLAB
FD	FLOOR PLATE	TOW	TOP OF WALL
FLUOR	FLUORESCENT	TB	TOWEL BAR
FTG	FOOTING	T	TREAD
FND	FOUNDATION	TYP	TYPICAL
FUR	FURRED (ING)	VG	VERTICAL GRAIN
		VCT	VINYL COMPOSITION TILE
GA	GAGE, GAUGE	WSCT	WAINSCOT
GI	GALVANIZED IRON	WC	WATER CLOSET
GC	GENERAL CONTRACT	WP	WATERPROOFING
GL	GLASS, GLAZING	W	WEST
GLB	GLASS BLOCK	WIN	WINDOW
GB	GRAB BAR	WO	WITHOUT
GR	GRADE, GRADING	WD	WOOD
GWB / GYP	GYP SUM DRY WALL	WI	WROUGHT IRON
GPPL	GYP SUM PLASTER		

PROJECT DIRECTORY:

OWNER: GEORGE GHAZARIAN 18433 Hatteras St, Unit 106 Tarzana, CA 91356 gghazari@gmail.com	ARCHITECT: Joe Flynn, AIA (Lic #C-37126) 475 Washington Blvd, Venice, CA 90292 www.flynn-architects.com joe@flynn-architects.com TEL: 310-795-5534
STRUCTURAL ENGINEER: Gary Frolenko (Civil #27863) Frolenko Engineering 23 Hitchcock Way # 104, Santa Barbara, CA 93105	GENERAL CONTRACTOR: ARCHETYPE BUILDERS, LLC office: 805-708-5323 info@archetype-builders.com www.archetype-builders.com
GEOLOGIST: Land Phases, Inc. 5158 Cochran St. Simi Valley, CA 93063 office (805) 522-5174, ext 101 cell (805) 657-0142 web: www.landphases.com email: jake@landphases.com	SURVEYOR: Mohamad Molai Molai Land and Design 24308 Burbank Blvd Woodland Hills, CA 91367 818-325-9225 molai22@yahoo.com
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CIVIL ENGINEER: JUSTIN HOLT justin@geoworks.us	ROCKFALL SPECIALIST: WILLIAM KANE william.kane@kanegeotech.com

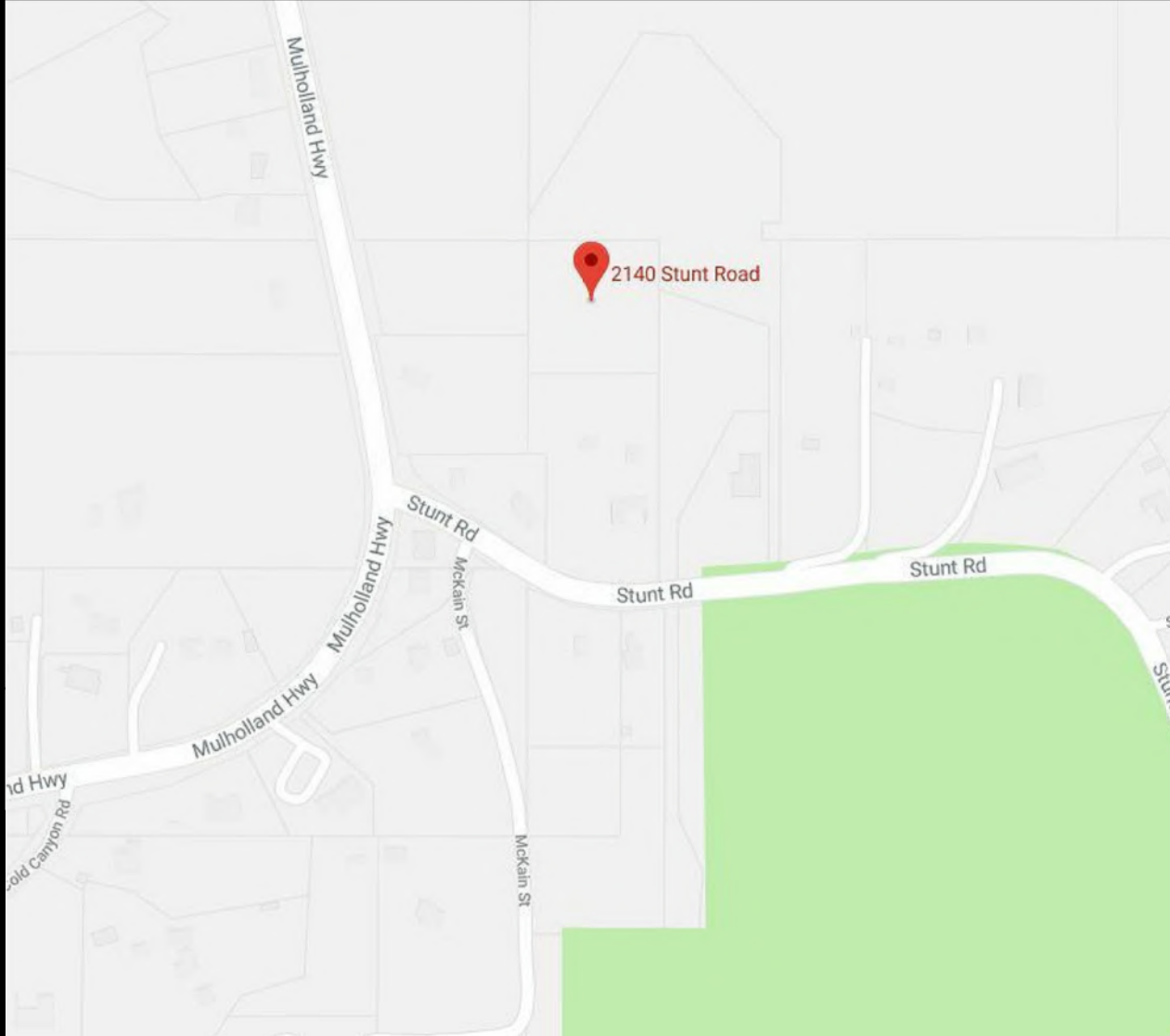
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SCOPE OF WORK:

CONSTRUCTION OF A NEW 2,365 SF, 2-STORY, SINGLE FAMILY RESIDENCE WITH
DETACHED 360 SF GARAGE, LOCATED AT 2140 STUNT RD, CALABASAS, CA. GRADING OF A
NEW ACCESS DRIVEWAY TO INCLUDE FIRE DEPARTMENT TURN-AROUND.

VICINITY MAP:



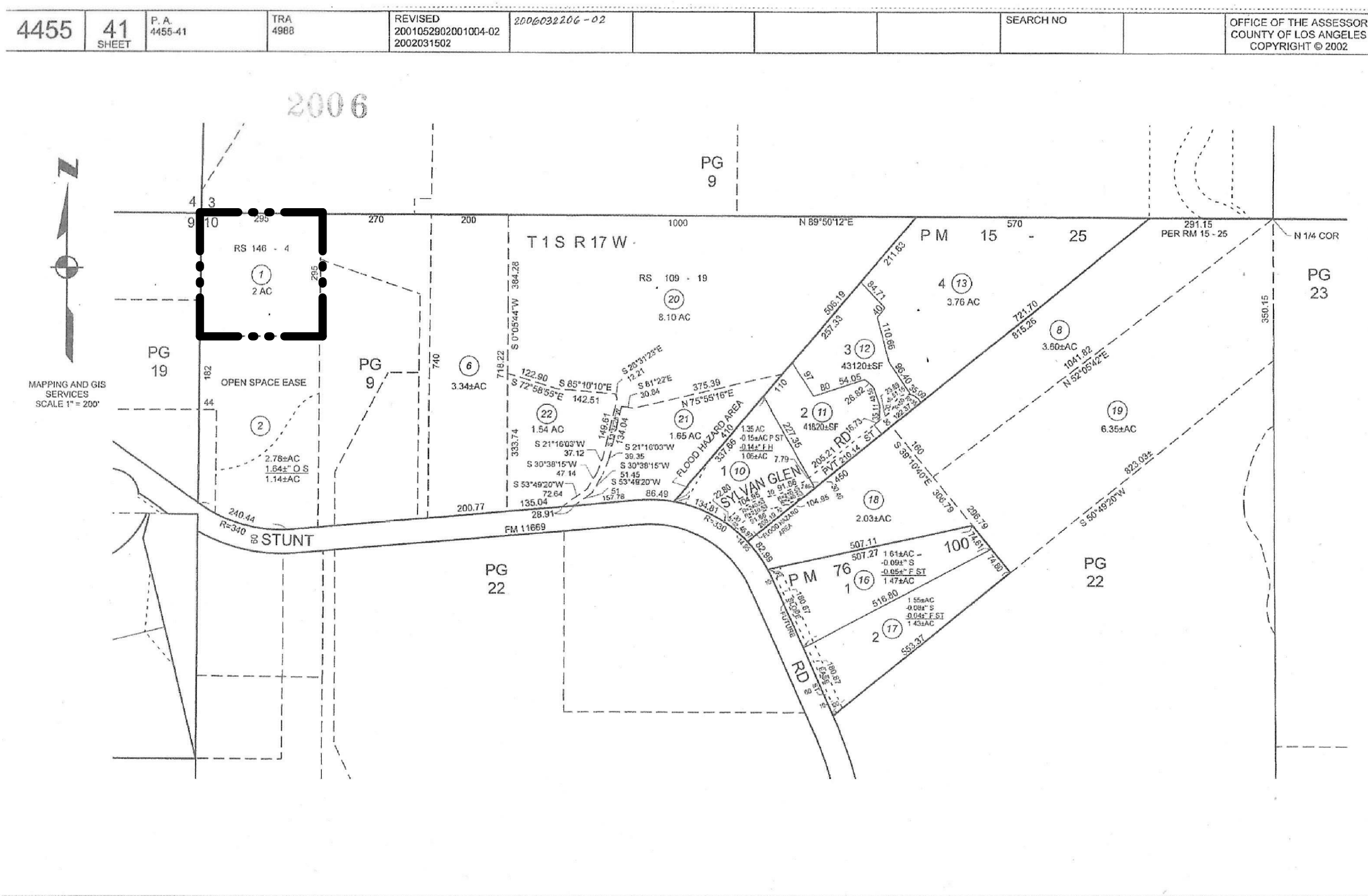
PROJECT INFO:

ZONING:	
PLANNING:	CALABASAS
ADDRESS:	2140 STUNT RD
APN NUMBER:	4455-041-001
LOT AREA:	2 AC
TRACT:	RS 146-4
LOT NUMBER:	1
FRONT YARD SETBACK:	20'-0"
SIDE YARD SETBACK:	5'-0"
BUILDING USE:	SFR 2-STORY
BUILDING AREAS:	
MAIN RESIDENCE BUILDING AREA:	2,365 SF (GROSS AREA)
GARAGE:	360 SF (GROSS AREA)
TOTAL PROPOSED:	2,725 SF (GROSS AREA)
BUILDING HEIGHT:	
HEIGHT:	18'-0" FT

CONCEPTUAL VIEW:



PARCEL MAP:



Instructions:
This checklist is to be used on an individual project basis and may be modified by the applicant, to meet the needs of their specific project. The applicant shall strike out those sections that are not applicable to their project. The applicant and property owner assume all responsibility associated with the use of this document.

CHAPTER 4 RESIDENTIAL MANDATORY MEASURES

DIVISION 4.1 Planning and Design

SECTION 4.101 GENERAL

4.101.1 Scope. The provisions of this division outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 4.102 DEFINITIONS

4.102.1 Definitions. The following terms are defined in Chapter 2

FRENCH DRAIN

WATTTLES.

SECTION 4.103 SITE SELECTION (Reserved)

SECTION 4.104 SITE PRESERVATION (Reserved)

SECTION 4.105 DECONSTRUCTION AND REUSE OF EXISTING STRUCTURES (Reserved)

4.106 SITE DEVELOPMENT

4.106.1 General. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 Storm water drainage and retention during construction
Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.106.3 Grading and paving. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering the buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exceptions: Additions and alterations not altering the drainage path.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.2 Energy Efficiency

4.201 GENERAL

4.201.1 Scope. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.3 - WATER EFFICIENCY AND CONSERVATION

SECTION 4.301 GENERAL

4.301.1 Scope. The provisions of this chapter shall establish the means of conserving water used indoors, outdoors and in wastewater conveyance.

SECTION 4.302 Definitions. Reserved.

4.303 INDOOR WATER USE

4.303.1 Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

4.303.1.1 Water closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specifications for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. E.P.A. WaterSense Specifications for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential lavatory faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.5 gallons per minute at 80 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory faucets in common and public use areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.25 gallons per cycle.

4.303.1.4.4 Kitchen faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reductions.

4.303.2 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1401.1.1 of the *California Plumbing Code*.

4.304 OUTDOOR WATER USE

4.304.1 Irrigation Controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

- Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
- Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

SECTION 4.305 WATER REUSE SYSTEMS (Reserved)

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.4 Material Conservation and Resource Efficiency

SECTION 4.401.1 Scope. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of building from exterior moisture; construction waste diversion; employment of techniques to reduce pollution through recycling of materials; and building commissioning or testing, adjusting and balancing.

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

SECTION 4.402 DEFINITIONS (Reserved) SECTION 4.403 FOUNDATION SYSTEMS (Reserved) SECTION 4.404 EFFICIENT FRAMING TECHNIQUES (Reserved) SECTION 4.405 MATERIAL SOURCES (Reserved)

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 Rodent Proofing. Annual spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

SECTION 4.407 WATER RESISTANCE AND MOISTURE MANAGEMENT (Reserved)

SECTION 4.408 CONSTRUCTION WASTE REDUCTION DISPOSAL AND RECYCLING (Reserved)

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 Construction waste management.

Recycle and/or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 of 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

- Excavated soil and land-clearing debris.
- Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
- The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 Construction waste management plan

Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- Identifies the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Specifies if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
- Identify diversion facility where the construction or demolition waste material will be taken.
- Identifies construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify the amount of construction and demolition waste materials diverted shall be calculated by the weight or volume, but not by both.

4.408.3 Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.
Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed from in landfills, which do not exceed four (4) lbs./sq. ft. of the building area shall meet the minimum 50 percent construction waste reduction requirements in Section 4.408.1.

4.408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed two (2) pounds per square foot of the building area, shall meet the minimum 50-percent construction waste reduction requirements in Section 4.408.1.

4.408.5 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
Notes: 1. Sample forms found in "A Guide of the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
2. Mixed construction and demolition debris (C&D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.409 LIFE CYCLE ASSESSMENT (Reserved)

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 Operation and maintenance manual. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspections verifications required by the enforcing agency or this code.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

DIVISION 4.5 Environmental Quality

SECTION 4.501.1 Scope. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

**AGRIFIBER PRODUCTS, COMPOSITE WOOD PRODUCTS, DIRECT-VENT APPLIANCE
MAXIMUM INCREMENTAL REACTIVE ORGANIC COMPOUND (MIR), MOISTURE CONTENT, PRODUCT-WEIGHTED MIR (PWMMR)
REACTIVE ORGANIC COMPOUND (ROC), VOC**

4.503 FIREPLACES

4.503.1 General. Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA Phase II emission limits where applicable. Woodstoves, pellet stoves and fireplaces shall also comply with applicable local ordinances.

4.504 POLLUTANT CONTROL

4.504.1 Covering of duct openings and protection of mechanical equipment during construction
At the time of rough-in, covering shall be installed on the construction site and until final startup of the heating and cooling and ventilation equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris which may collect in the system.

4.504.2 Finish material pollutant control. Finish materials shall comply with this section.

4.504.2.1 Adhesives, sealants and caulks. Adhesives, sealant and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply.

- Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits as shown in Table 4.504.1 or 4.504.2, as applicable. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2 below.
- Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

4.504.2.2 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

4.504.2.3 Aerosol paints and coatings

Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520, and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.2.4 Verification

Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

- Manufacturer's product specification.
- Field verification of on-site product containers.

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

Table 4.504.1 - ADHESIVE VOC LIMIT ^{1, 2}
Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
Interior carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60
Ballfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Chalk base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	50
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	450
Aslt welding	250
Plastic cement welding	250
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesives	140
Top and trim adhesive	250
SUBSTRATE SPECIFIC APPLICATIONS	
Masonry cement	50
Plastic foam	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

- If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
- For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1108.

Table 4.504.2 - SEALANT VOC LIMIT
Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
Architectural	250
Marine deck	750
Nonmembrane roof	300
Roadway	300
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous	250
Porous	775
Modified bituminous	500
Marine deck	750
Other	750

Table 4.504.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1, 2}
Grams of VOC per Liter of Coating, Less Water and less Exempt Compounds

COATING CATEGORY	EFFECTIVE 1/1/2010	EFFECTIVE 1/1/2012
Fair coatings	50	250
Nonflat coatings	100	
Nonflat-high gloss coatings	150	
Specialty Coatings		
Aluminum roof coatings	400	
Basement specialty coatings	400	
Bituminous roof coatings	50	
Bituminous roof primers	350	
Bond breakers	350	
Concrete curing compounds	350	
Concrete/masonry sealers	100	
Driveway sealers	50	
Dry lay coatings	150	
Faux finishing coatings	350	
Fire resistive coatings	350	
Floor coatings	100	
Form-release compounds	250	
Graphic arts coatings (sign paints)	500	
High temperature coatings	420	
Industrial maintenance coatings	250	
Low solids coatings ¹	120	
Magnesium cement coatings	420	
Mastic texture coatings	100	
Metallic pigmented coatings	500	
Multisize coatings	250	
Pre-treatment wash primers	420	
Primers, sealers, and undercoats	100	
Reactive penetrating sealers	350	
Recoated coatings	250	
Roof coatings	50	
Rust preventive coatings	400	250
Shellacs		
Clear	730	
Opaque	550	
Specialty primers, sealers, and undercoats	350	100
Stains	250	
Block consolidators	450	
Swimming pool coatings	340	
Traffic marking coatings	100	
Tie and tie reflash coatings	420	
Waterproofing membranes	250	
Wood coatings	275	
Wood preservatives	350	
Zinc-rich primers	340	

- Grams of VOC per liter of coating, including water and including exempt compounds.
- The specified limits remain in effect unless revised limits are listed in subsequent columns if the table.
- Values in this table are derived from those specified by the California Air Resources Board, Architectural Coatings Suggested Control Measure, February 1, 2008. More information is available from the Air Resources Board.

4.504.3 Carpet systems

All carpet installed in the building interior shall meet the testing and product requirements of one of the following:

- Carpet and Rug Institute's Green Label Plus Program.
- California Department of Public Health "Standard Method for the Testing and Evaluation of Voatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350.)
- NSF/ANSI 140 at the Gold level.
- Scientific Certifications Systems Indoor Advantage™ Gold.

4.504.3.1 Carpet cushion

All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.

4.504.3.2 Carpet adhesive

All carpet adhesive shall meet the requirements of Table 5.504.1.

4.504.4 Resilient flooring systems:

Where resilient flooring is installed, at least 80 percent of floor area receiving resilient flooring shall comply with one or more of the following:

- VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) High Performance Products Database
- Products compliant with CHPS criteria certified under the Greenguard Children's Schools Program.
- Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
- Meet the California Department of Public Health, "Standard Methods for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Versions 1.1, February 2010 (also known as Specification 01350).

4.504.5 Composite wood products:

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), by or before the dates specified in Table 4.504.5.

Table 4.504.5 FORMALDEHYDE LIMITS

Maximum Formaldehyde Emissions in Parts per Million

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.06
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ¹	0.13

- Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as listed in accordance with ASTM 1533. For additional information see the California Code of Regulations Title 17, Sections 93120 through 93120.12.
- Thin medium density fiberboard has a maximum thickness of 9/16 inch (8mm).

(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.504.5.1 Documentation:

Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

- Product certifications and specifications
- Chain of custody certification
- Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
- Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 pr European 636 35 standards.
- Other methods acceptable to the enforcing agency.

4.505 INTERIOR MOISTURE CONTROL

4.505.1 General:

Buildings shall meet or exceed the provisions of the *California Building Standards Code*.

4.505.2 Concrete slab foundations:
Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-ground floors required to have a vapor retarder by the *California Residential Code*, Chapter 5, shall also comply with this section.

4.505.2.1 Capillary break:

A capillary break shall be installed in compliance with at least one of the following:

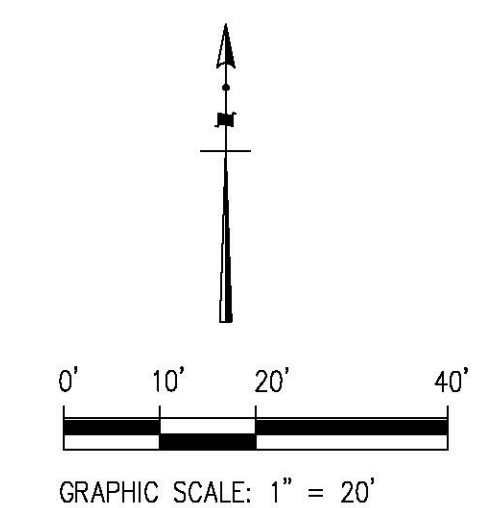
- A 4-inch-thick (101.6 mm) base of 1/2 inch (12.7mm) or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06.
- Other equivalent methods approved by the enforcing agency.
- A slab design specified by a licensed design professional.







(REFER TO <SHEET><DETAIL><SPECIFICATION>_____)

4.505.3 Moisture content of building materials:

Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19 percent moisture content. Moisture content shall be verified in compliance with the following:

- Moisture content shall be determined with either a probe-type or contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements found in Section 101.8 of this code.
- Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from the grade stamped end of each piece to be verified.
- At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.



LEGEND			
WM □	WATER METER		BOUNDARY LINE
PP ●	POWER POLE		TREE
FH ∇	FIRE HYDRANT		CONC. BLOCK WALL
DWY	DRIVEWAY		SPOT ELEVATION
C/L	CENTER LINE		IRON FENCE
			ROCK

TOPOGRAPHIC
SURVEY

PREPARED FOR:
GEORGE GHAZARIAN
818-239-2555

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND
EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
TOTAL PROPERTY AREA: 110467 SQ.FT.

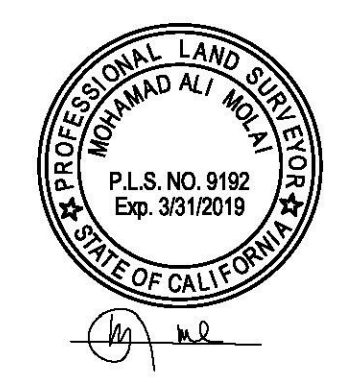
BENCH MARK:

LACO BM TAG IN S CB OF CONC DRAIN 7M(23')
W/O C/L MULHOLLAND HWY & 5M(16') S/O C/L
PROD STUNT RD (FROM THE E)
ELEVATION=1043.24
BM No. : DY11654

No.	Revision/Issue	Date

Firm Name and Address

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MOLAI22@YAHOO.COM



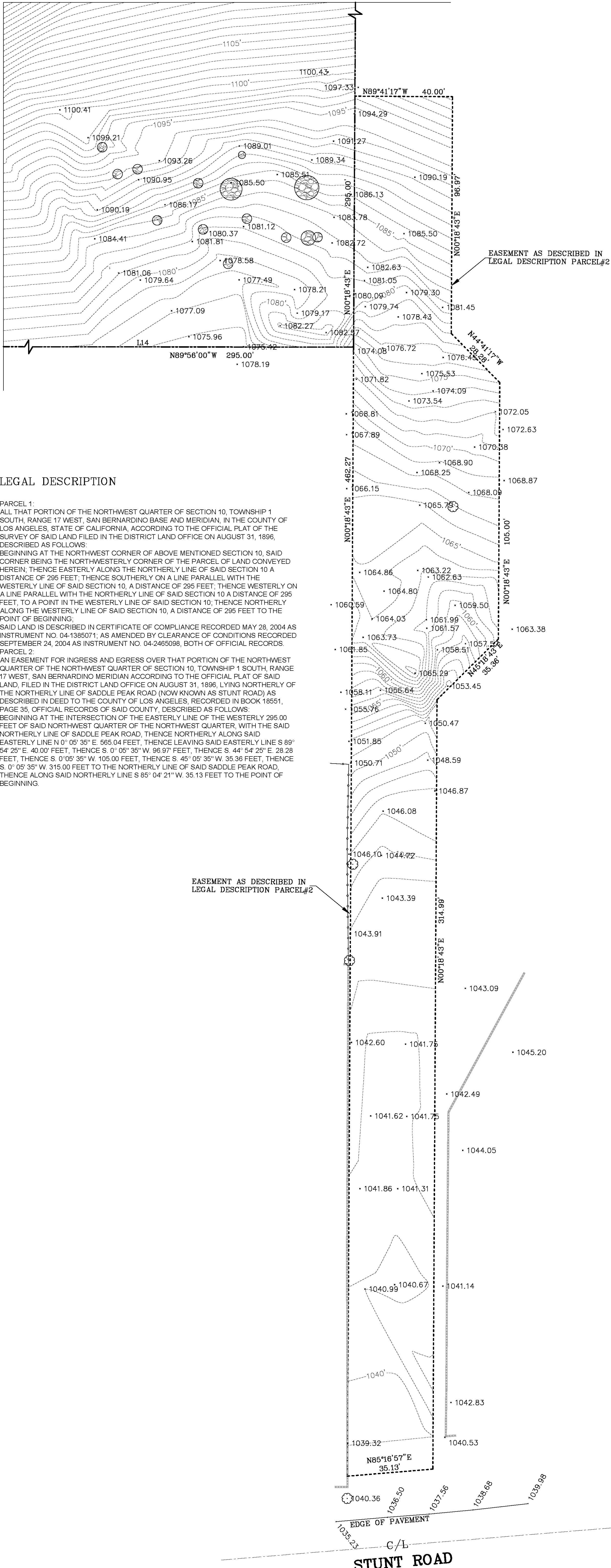
Project Name and Address

2140 STUNT RD
CALABASAS, CA. 91302

Project	3287	Sheet A-1.0
Date	01-26-2018	
Scale	1" = 20'	

MATCH LINE

MATCH LINE



LEGAL DESCRIPTION

PARCEL 1:
ALL THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF THE SURVEY OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON AUGUST 31, 1896, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF ABOVE MENTIONED SECTION 10, SAID CORNER BEING THE NORTHWESTERLY CORNER OF THE PARCEL OF LAND CONVEYED HEREIN; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 10 A DISTANCE OF 295 FEET; THENCE SOUTHERLY ON A LINE PARALLEL WITH THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 295 FEET; THENCE WESTERLY ON A LINE PARALLEL WITH THE NORTHERLY LINE OF SAID SECTION 10 A DISTANCE OF 295 FEET, TO A POINT IN THE WESTERLY LINE OF SAID SECTION 10; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 295 FEET TO THE POINT OF BEGINNING.
SAID LAND IS DESCRIBED IN CERTIFICATE OF COMPLIANCE RECORDED MAY 28, 2004 AS INSTRUMENT NO. 04-1385071; AS AMENDED BY CLEARANCE OF CONDITIONS RECORDED SEPTEMBER 24, 2004 AS INSTRUMENT NO. 04-2465088, BOTH OF OFFICIAL RECORDS.
PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS OVER THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 17 WEST, SAN BERNARDINO MERIDIAN ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, FILED IN THE DISTRICT LAND OFFICE ON AUGUST 31, 1896, LYING NORTHERLY OF THE NORTHERLY LINE OF SADDLE PEAK ROAD (NOW KNOWN AS STUNT ROAD) AS DESCRIBED IN DEED TO THE COUNTY OF LOS ANGELES, RECORDED IN BOOK 18551, PAGE 35, OFFICIAL RECORDS OF SAID COUNTY, DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF THE WESTERLY 295.00 FEET OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, WITH THE SAID NORTHERLY LINE OF SADDLE PEAK ROAD, THENCE NORTHERLY ALONG SAID EASTERLY LINE N 0° 05' 35" E. 565.04 FEET, THENCE LEAVING SAID EASTERLY LINE S 89° 54' 25" E. 40.00 FEET, THENCE S. 0° 05' 35" W. 96.97 FEET, THENCE S. 44° 54' 25" E. 28.28 FEET, THENCE S. 0° 05' 35" W. 105.00 FEET, THENCE S. 45° 05' 35" W. 35.36 FEET, THENCE S. 0° 05' 35" W. 315.00 FEET TO THE NORTHERLY LINE OF SAID SADDLE PEAK ROAD, THENCE ALONG SAID NORTHERLY LINE S 85° 04' 21" W. 35.13 FEET TO THE POINT OF BEGINNING.

TOPOGRAPHIC
SURVEY

PREPARED FOR:

GEORGE GHAZARIAN

818-239-2555

NOTES:
1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
TOTAL PROPERTY AREA: 110467 SQ.FT.

BENCH MARK:
LACO BM TAG IN S CB OF CONC DRAIN 7M(23')
W/O C/L MULHOLLAND HWY & 5M(16') S/O C/L
PROD STUNT RD (FROM THE E)
ELEVATION=1043.24
BM No. : DY11654

No.	Revision/Issue	Date

Firm Name and Address

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818-325-9225
MOLAI22@YAHOO.COM

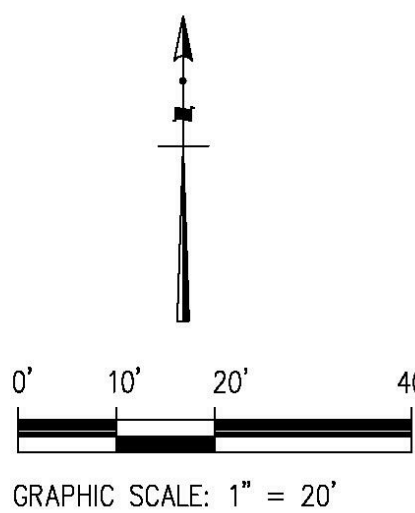
Project Name and Address

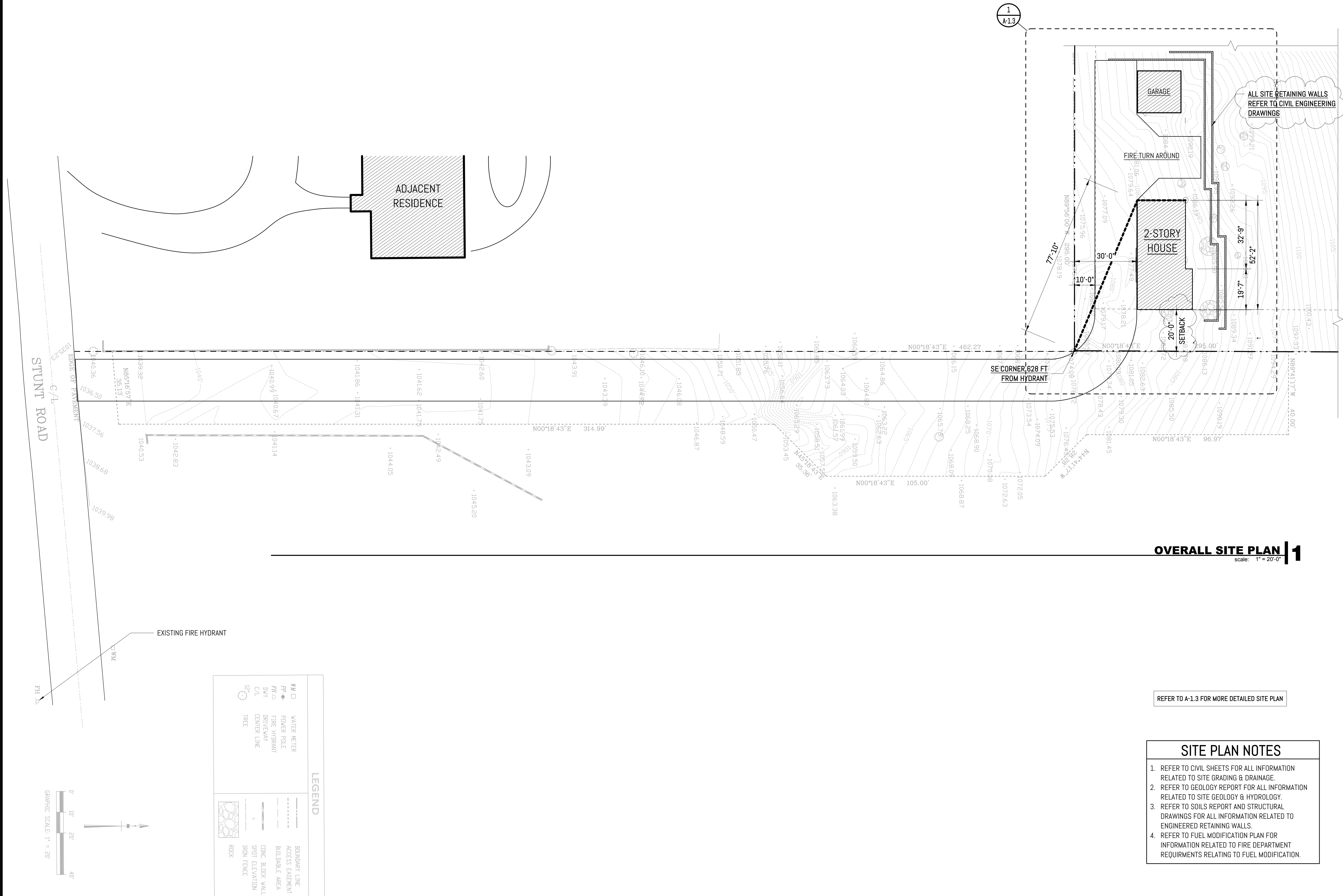
2140 STUNT RD
CALABASAS, CA. 91302

Project	3287	Sheet	A-1.1
Date	09-25-2018		
Scale	1" = 20'		

LEGEND

WM □	WATER METER	—	BOUNDARY LINE
PP ●	POWER POLE	- - -	EASEMENT LINE
FH ⊙	FIRE HYDRANT	—+—	CONC. BLOCK WALL
DWY —	DRIVEWAY	+	SPOT ELEVATION
C/L —	CENTER LINE	—+—	IRON FENCE
12' ⊙	TREE	⊙	ROCK







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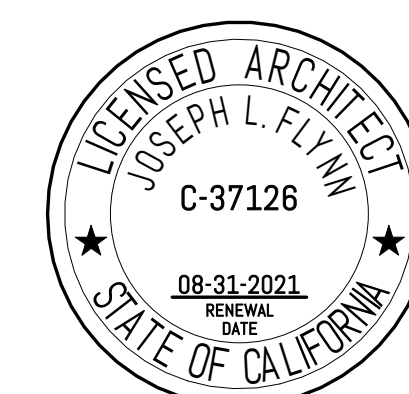
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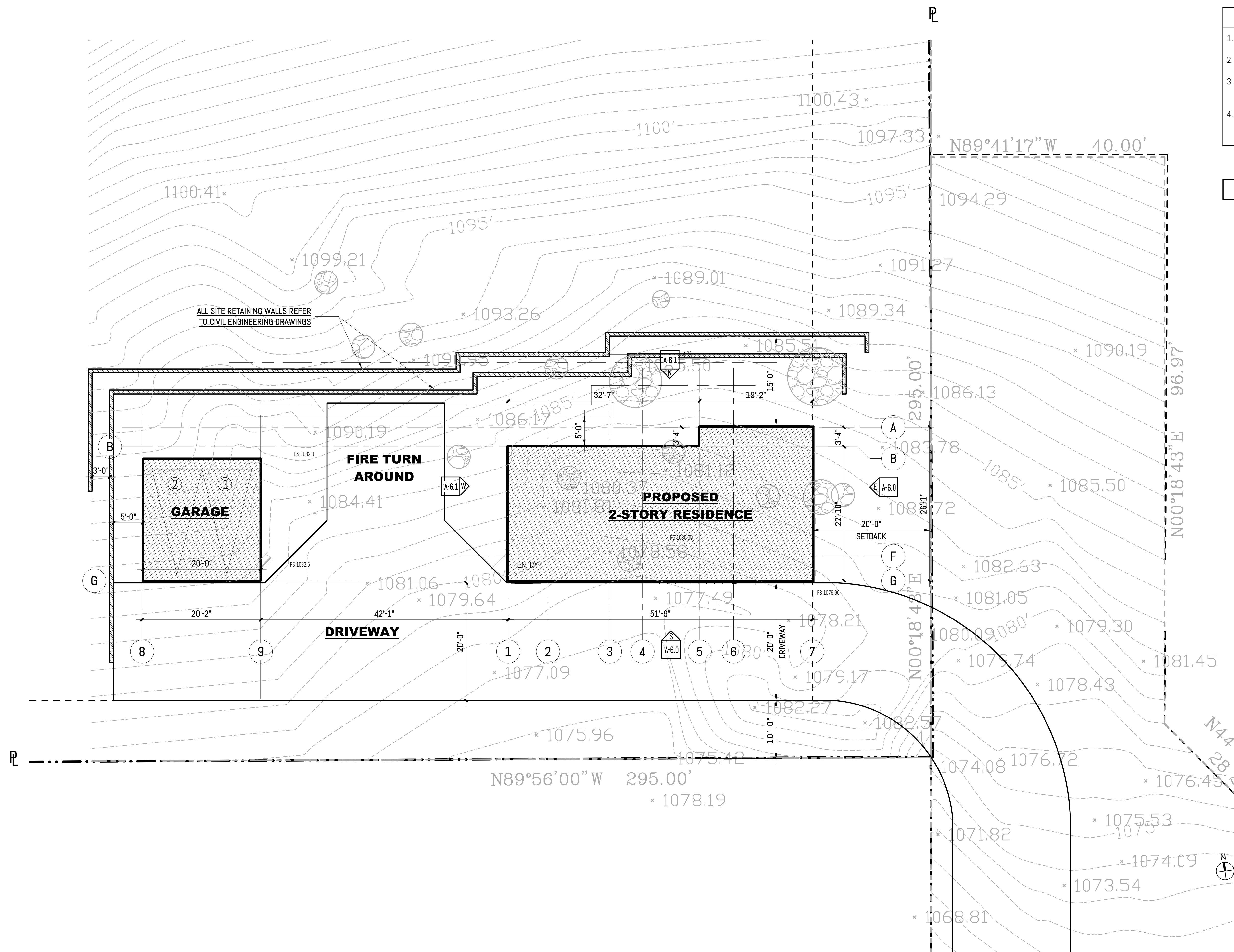
SITE PLAN

Delta	Description	Date
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A-1.3



SITE PLAN

scale: 1/8" = 1'-0"



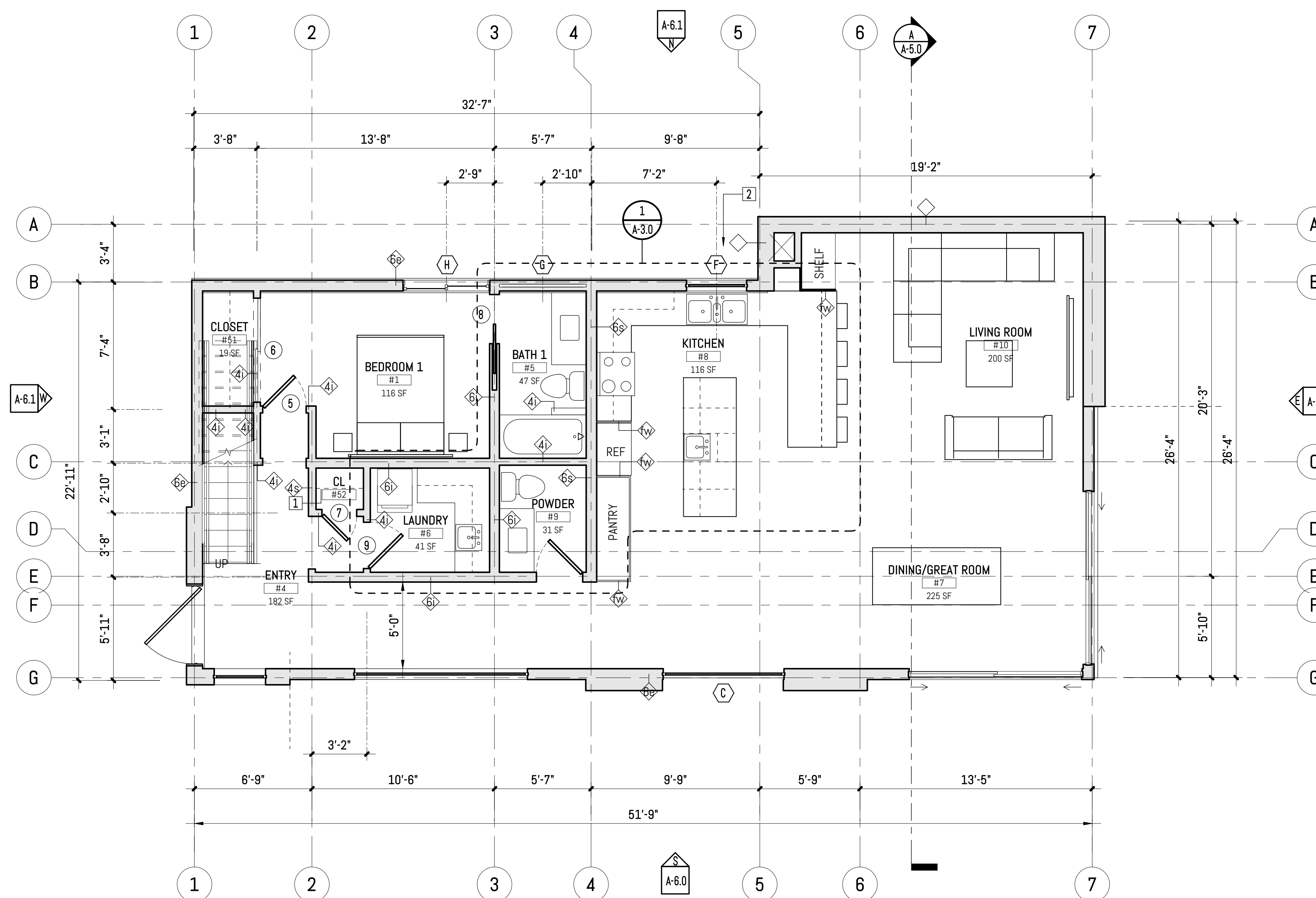
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PLAN NOTES

- A. REFER TO ENLARGED PLANS STARTING ON SHEET A-3.0 FOR GREATER DETAIL.
- B. REFER TO STRUCTURAL PLANS STARTING ON SHEET S-0 FOR INFORMATION REGARDING STRUCTURAL SPECIFICATIONS, MEMBER SIZING AND SPACING, AND STRUCTURAL LAYOUT.
- C. REFER TO SITE PLAN ON A-1.3 FOR INFORMATION REGARDING SITE LAYOUT AND LOCATION OF BUILDING.
- D. ROOF PLAN ON SHEET A-4.0 FOR INFORMATION REGARDING ROOF LAYOUT AND DOWNSPOUT LOCATIONS.
- E. REFER TO A-5.1 SECTIONS FOR DETAILS PERTAINING TO BUILDING SYSTEM LAYOUT, FLOOR AND CEILING HEIGHTS.
- F. REFER TO ELEVATIONS FOR INFORMATION REGARDING EXTERIOR WINDOW AND DOOR PLACEMENT, EXTERIOR FINISH MATERIAL, AND BUILDING HEIGHT.
- G. REFER TO WINDOW AND DOOR SCHEDULE ON SHEET A-8.0 FOR MORE INFORMATION REGARDING DOOR AND WINDOW SPECIFICATIONS.
- H. REFER TO A-9.0 FOR FURTHER INFORMATION RELATING TO ARCHITECTURAL DETAILS.

KEYNOTES





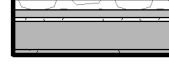
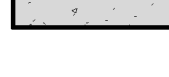

- | | |
|---|----------------------------------------------------------------------|
| 1 | CLOSET SHELF AND POLE. |
| 2 | MECHANICAL SHAFT. PROVIDE 1-HR FIRE SEPARATION TO UNDERSIDE OF ROOF. |



LEVEL ONE PLAN | 1

1ST FLOOR ROOM SCHEDULE									
ROOM NAME	ROOM #	FLOOR AREA	ROOM PERIMETER	CEILING HEIGHT	FLOOR	FLOOR MATERIAL	WALL MATERIAL	BASE MATERIAL	CEILING MATERIAL
BEDROOM 1	1	116 SF	45' - 5 3/4"	7' - 4 1/16"	LEVEL 1 ENTRY	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE
ENTRY	4	182 SF	86' - 4 1/16"	10' - 0"	LEVEL 1 ENTRY	CONCRETE	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE
BATH 1	5	47 SF	33' - 0 3/4"	10' - 0"	LEVEL 1 ENTRY	TILE, SELECTED BY OWNER	TILE BY OWNER AND/OR 5/8" DRYWALL PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER	5/8" DRYWALL, PAINT MATTE WHITE
LAUNDRY	6	41 SF	25' - 8 7/8"	10' - 0"	LEVEL 1 ENTRY	TILE, SELECTED BY OWNER	TILE BY OWNER AND/OR 5/8" DRYWALL PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER	5/8" DRYWALL, PAINT MATTE WHITE
DINING/GREAT ROOM	7	225 SF	70' - 0 1/16"	10' - 0"	LEVEL 1 ENTRY	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE
KITCHEN	8	116 SF	47' - 7 1/4"	10' - 0"	LEVEL 1 ENTRY	CONCRETE	TILE BY OWNER AND/OR 5/8" DRYWALL PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER	5/8" DRYWALL, PAINT MATTE WHITE
POWDER	9	31 SF	22' - 4"	10' - 0"	LEVEL 1 ENTRY	TILE, SELECTED BY OWNER	TILE BY OWNER AND/OR 5/8" DRYWALL PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER	5/8" DRYWALL, PAINT MATTE WHITE
LIVING ROOM	10	200 SF	64' - 6 25/32"	10' - 0"	LEVEL 1 ENTRY	CONCRETE	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE
CLOSET	51	19 SF	18' - 11"	16' - 1 31/32"	LEVEL 1 ENTRY	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE
CL	52	7 SF	10' - 2 13/16"	16' - 1 31/32"	LEVEL 1 ENTRY	CONCRETE	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE	5/8" DRYWALL, PAINT MATTE WHITE

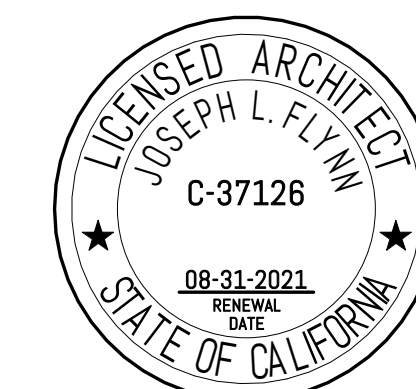
WALL TYPES

6e		EXTERIOR 5" STUD@16" O.C. W/ 5/8" TYPE X GWB INT. SIDE, 7/8" STEEL TROWEL STUCCO O/ FIBERGLASS REIN MESH, PLYW SHEAR PANEL PER STRUCTURAL.
6i		INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
6s		INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EA. SIDE, PLYW SHEAR PANEL PER STRUCTURAL.
4i		INTERIOR 2X4" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
4s		4" STUD@16" O.C. W/ 5/8" TYPE X GWB EA. SIDE & PLYW SHEAR PANEL PER STRUCTURAL, 1 SIDE.
4y		2x4 STUD@16" O.C. INTERIOR SIDE: 5/8 TYPE X GWB; EXTERIOR SIDE: 1/2" DENSGLASS W/ MOISTURE
4y		6" REINF CONCRETE WALL PER STRUCTURAL W/ FIELDSTONE MASONRY VENEER ATTACHED WITH DOVETAIL SLOTS W/ WIRE TIE ANCHORS @ 16" O.C. VERT.

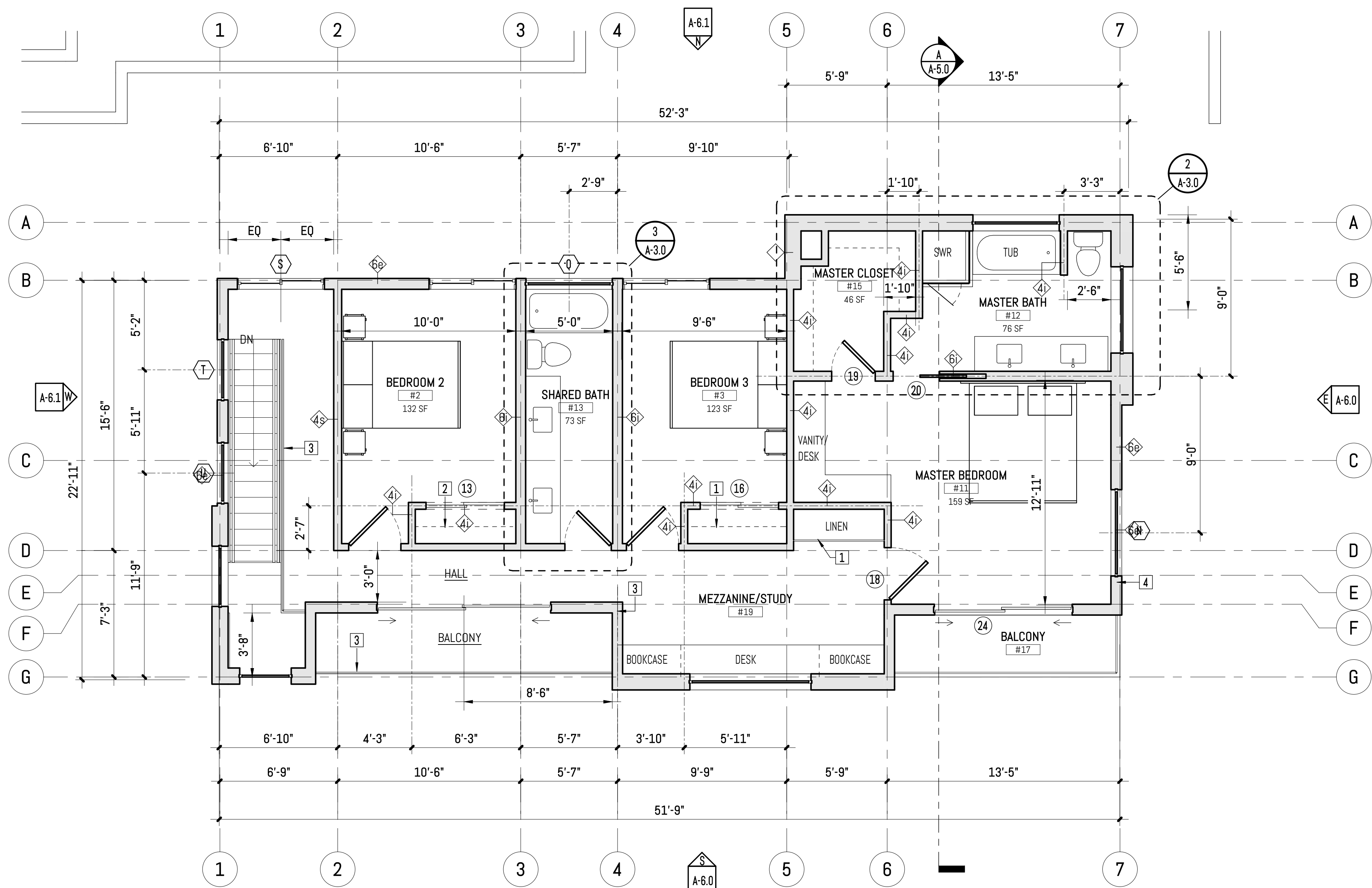
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A-2.0



KEYNOTES	
1	LINEN CLOSET SHELIVING BY OTHERS.
2	CLOSET SHELF AND POLE.
3	42" GLASS GUARDRAIL. ATTACH BASE VIA CONTINUOUS ALUMINUM SHOE SOLID BLOCKING AND OR FLOOR JOISTS PER APPROVED MFR. SPECIFICATIONS. SILICONE BUTT JOINT AT PANEL SEAMS. NO TOP CAP.
4	42" PARAPET WALL 2X STUD @ 16" O.C. PER STRUCTURAL. FINISH: 7/8" STEEL TROWEL STUCCO TO MATCH EXTERIOR FACADE.

LEVEL TWO PLAN | 1

scale: 1/4" = 1'-0"

2ND FLOOR ROOM SCHEDULE							
ROOM NAME	ROOM NUMBER	FLOOR AREA	PERIMETER	CEILING HEIGHT	FLOOR MATERIAL	CEILING MATERIAL	BASE MATERIAL
BEDROOM 2	2	132 SF	49' - 2 13/16"	10' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE
BEDROOM 3	3	123 SF	48' - 1 3/16"	10' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE
MASTER BEDROOM	11	159 SF	55' - 5 3/4"	10' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE
MASTER BATH	12	76 SF	41' - 2 13/16"	10' - 0"	TILE, SELECTED BY OWNER	5/8" DRYWALL, PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER
SHARED BATH	13	73 SF	39' - 2 11/16"	10' - 0"	TILE, SELECTED BY OWNER	5/8" DRYWALL, PAINT GLOSSY WHITE	TILE BASE TRIM, BY OWNER
WALK IN	14	9 SF	13' - 11 1/16"	10' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE
MASTER CLOSET	15	46 SF	30' - 1 3/4"	10' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE
BALCONY	17	42 SF	32' - 1 23/32"	10' - 0"	DEX-O-TEX	NA	NA
MEZZANINE/STUDY	19	151 SF	83' - 5 9/32"	9' - 0"	WOOD FLOORING	5/8" DRYWALL, PAINT MATTE WHITE	1"x 4" WOOD BASE, PAINT GLOSSY WHITE

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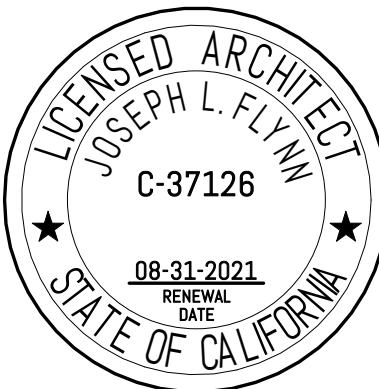
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2ND FLOOR
PLAN

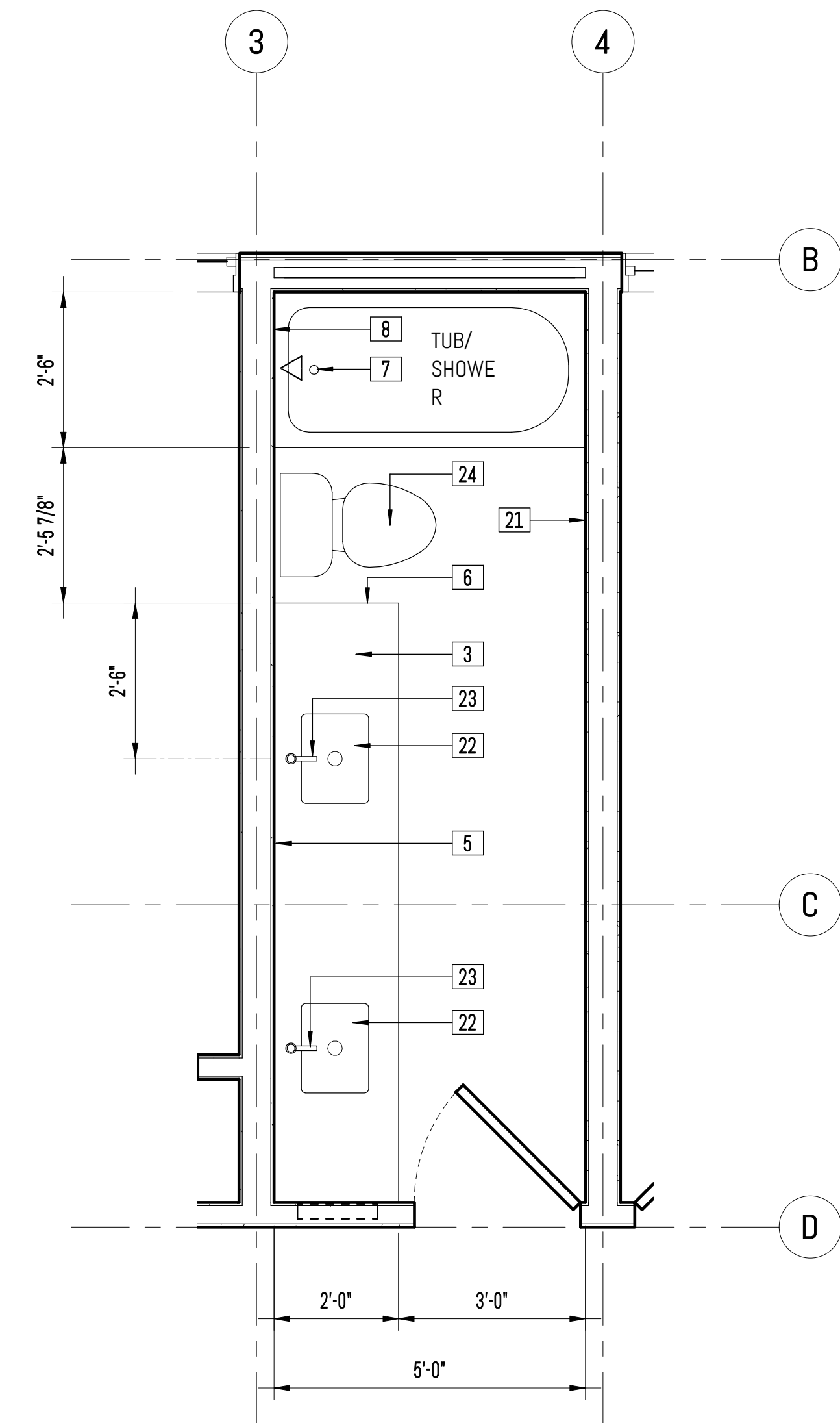
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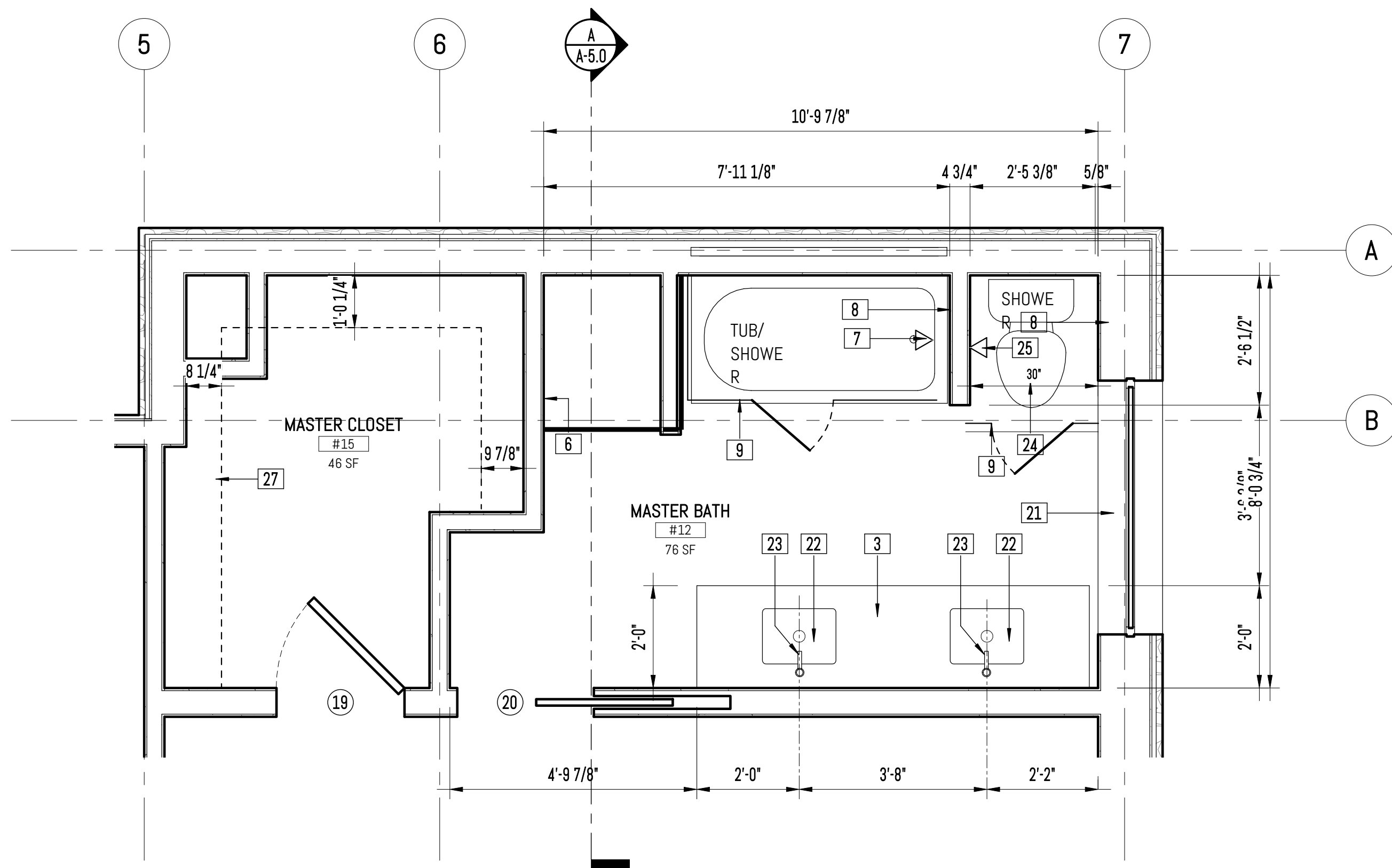


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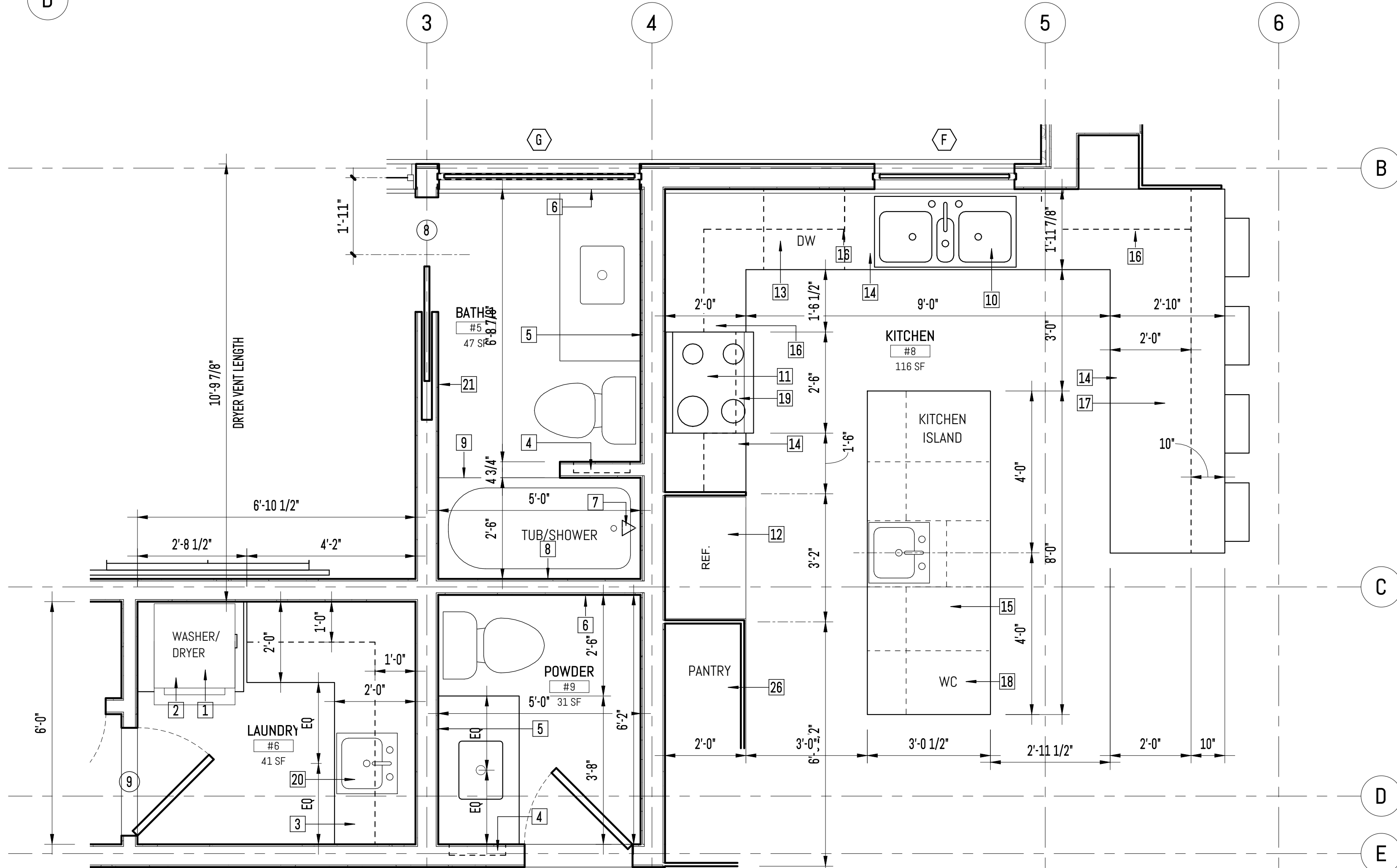
ENLARGED PLAN - SHARED BATH | 3

scale: 1/2" = 1'-0"



ENLARGED PLAN - MASTER BATH | 2

scale: 1/2" = 1'-0"



ENLARGED PLAN - LEVEL ONE | 1

scale: 1/2" = 1'-0"

KEYNOTES	
1	CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCT IS LIMITED TO 14' WITH TWO ELBOWS. THIS SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF TWO. SHOW MINIMUM 4" DIAMETER, SMOOTH, METAL DUCT, AND SHOW DUCT ROUTE ON PLAN. PER (504.4 2016 CMC)
2	STACKING COMBINATION WASHER/DRYER. WASHER: TOP LOADING, RECESSED WATER SUPPLY & WASTE ATTACHMENTS, FIBERGLASS DRAIN PAN w/ DIRECT DRAIN TO EXTERIOR. OWNERS TO SELECT. DRYER: FRONT LOADING, PROVIDE GAS VALVE, INSTALL PER 2013 CALIFORNIA PLUMBING CODE. OWNERS TO SELECT.
3	36" HIGH COUNTER TOP & 6" BACK SPLASH WITH CABINETS BELOW. COUNTERTOP MATERIAL: GRANITE SELECTED BY OWNER. CABINETS: DOORS: MDF W/ WHITE ACRYLIC FACING.
4	RECESSED MEDICINE CABINET WITH TEMP. MIRROR, OWNERS TO SELECT.
5	MIRROR BY OTHERS, WALL MOUNT TO STUDS PER MFG. SPECS., MIRROR WIDTH: MATCH WIDTH OF COUNTER; MIRROR HEIGHT: MATCH WINDOW HEADER HEIGHT OF ROOM. 1/4" THICK TEMPERED GLASS MIRROR.
6	TOILET PAPER DISPENSER BY OTHERS, MOUNT TO STUDS PER MFG. SPECS.
7	TUB/SHOWER, TILE SURROUND & BACK SLASH. PROVIDE LOW FLOW FAUCETS-2.2 GAL/MIN AND PRESSURE BALANCING VALVES, PER UPC-420.0.
8	SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FEET ABOVE THE FLOOR. (R307.2 CRC)
9	TEMPERED GLASS SHOWER ENCLOSURE BY OTHERS.
10	PORCELAIN ON STEEL SELF RIMMING DOUBLE SINK, PROVIDE LOW FLOW FAUCETS @ 2.2. GAL/MIN AND GARBAGE DISPOSAL. SELECTED BY OTHERS.
11	GAS RANGE W/ OVEN BELOW. SELECTED BY OTHERS.
12	REFRIGERATOR/FREEZER SPACE, WITH ROUGH PLUMBING FOR ICE MAKER IN RECESSED WALL BOX. SELECTED BY OTHERS.
13	DISHWASHER. PROVIDE PRESSURE RELEASE DEVICE, PER UPC-609.10. SELECTED BY OTHERS.
14	36" HIGH COUNTER TOP & 6" BACK SLASH WITH CABINETS BELOW, OWNERS TO SELECT TOP MATERIAL & CABINETS.
15	36" HIGH COUNTER TOP ISLAND WITH CABINETS BELOW, COUNTERTOP MATERIAL. SLECTED BY OTHERS.
16	LINE OF 12" DEEP CABINETS ABOVE, OWNERS TO SELECT FINISH MATERIAL.
17	LINE OF CABINETRY BELOW. OVERHANG COUNTERTOP AS SHOWN.
18	WINE COOLER IN CENTER ISLAND. SLECTED BY OTHERS.
19	STOVE/OVEN HOOD WITH INTEGRATED MICROWAVE, LIGHT & FAN, VENT TO OUTSIDE AIR, PROVIDE BACK DRAFT DAMPER. SELECTED BY OTHERS.
20	LAUNDRY ROOM SINK WITH CABINET BELOW. PROVIDE LOW FLOW FAUCET 2.2GAL/MIN. SELECTED BY OTHERS.
21	TOWEL RACK, MOUNT TO STUDS PER MFG. SPECS., SELECTED BY OTHERS.
22	UNDER MOUNT PORCELAIN SINK, PROVIDE LOW FLOW FAUCETS @ 2.2. GAL/MIN, WITH CABINETS BELOW, OWNERS TO SELECT.
23	BATHROOM FAUCET, PROVIDE LOW FLOW FAUCETS @ 2.2. GAL/MIN, SELECTED BY OTHERS.
24	TOILET, PORCELAIN, ULTRA LOW 1.6 GAL. PER SECT. 422. OWNERS TO SELECT, THE WATER CLOSET SHALL BE LOCATED IN A SPACE OF 30" MIN WIDE. A 24" MIN CLEAR SPACE IN FRONT OF THE WATER CLOSET SHALL BE PROVIDED. CPC 407.5
25	HAND HELD SHOWER HEAD, FIXTURE BY OTHERS.
26	PANTRY SHELVEING, AND PANTRY DOOR BY OTHERS.
27	CLOSET SHELF AND POLE.

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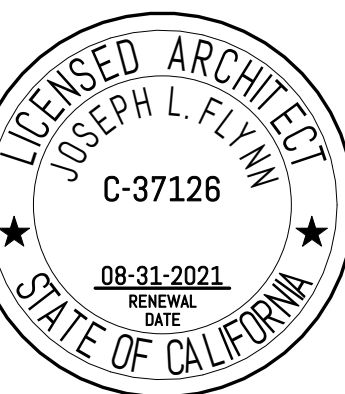
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ENLARGED FLOOR PLANS

REVISIONS:

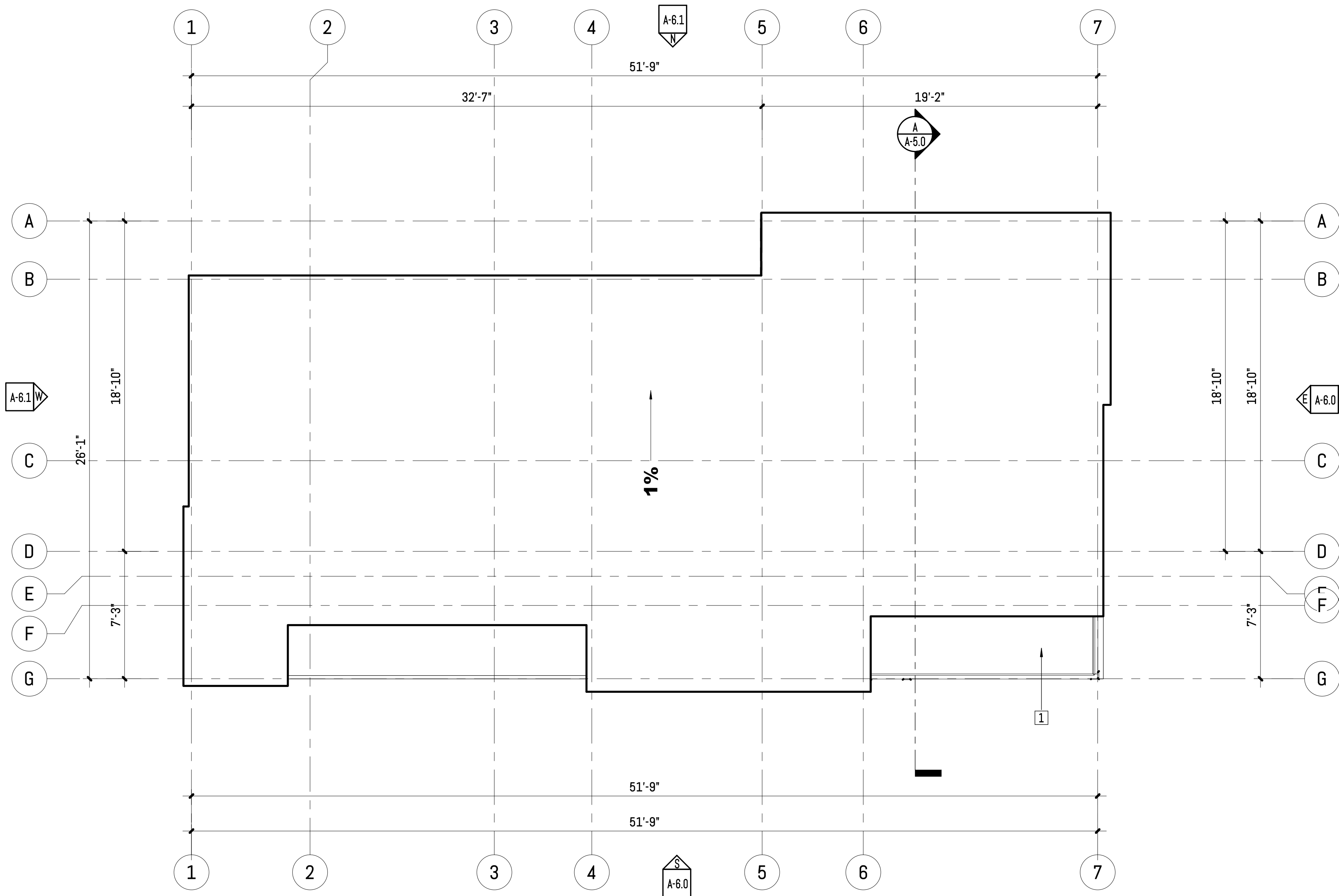
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A-3.0

KEYNOTES	
1	(TYP) DEX-O-TEX SURFACING SYSTEM (ESR#1757), FLUID APPLIED, CLASS FIRE RETARDANT, BUILT-UP ROOFING SYSTEM TO MEET ASTM STANDARDS. W/ WHITE 'ELASTOMETIC' COATING. INSTALLED FACTORY TRAINED PROFESSIONALS CONTRACTORS PER ENFORCING AGENCY STANDARDS. SEE SHT. T-8 FOR SPECIFICATIONS. SRI VALUE OF 75 (MIN) OR BOTH A 3-YEAR SOLAR REFLECTANCE OF 0.63 (MIN) AND A THERMAL EMITTANCE 0.75 (MIN).



ROOF PLAN | 1
scale: 1/4" = 1'-0"

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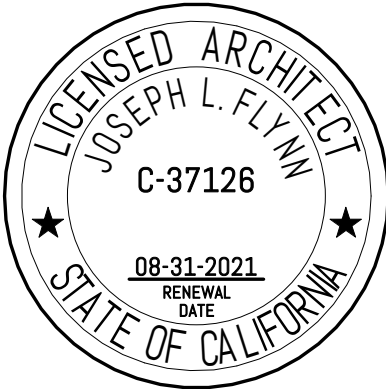
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SHEET NAME:
ROOF PLAN

REVISIONS:		
Delta	Description	Date

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KEYNOTES	
1	FLOOR JOIST PER STRUCTURAL FRAMING PLANS.
2	(N) WOOD FLOORING, REFER TO ROOM SCHEDULES ON ARCHITECTURAL FLOOR PLANS.

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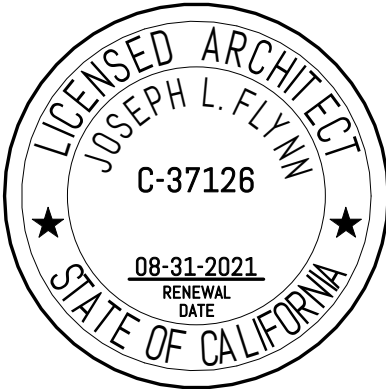
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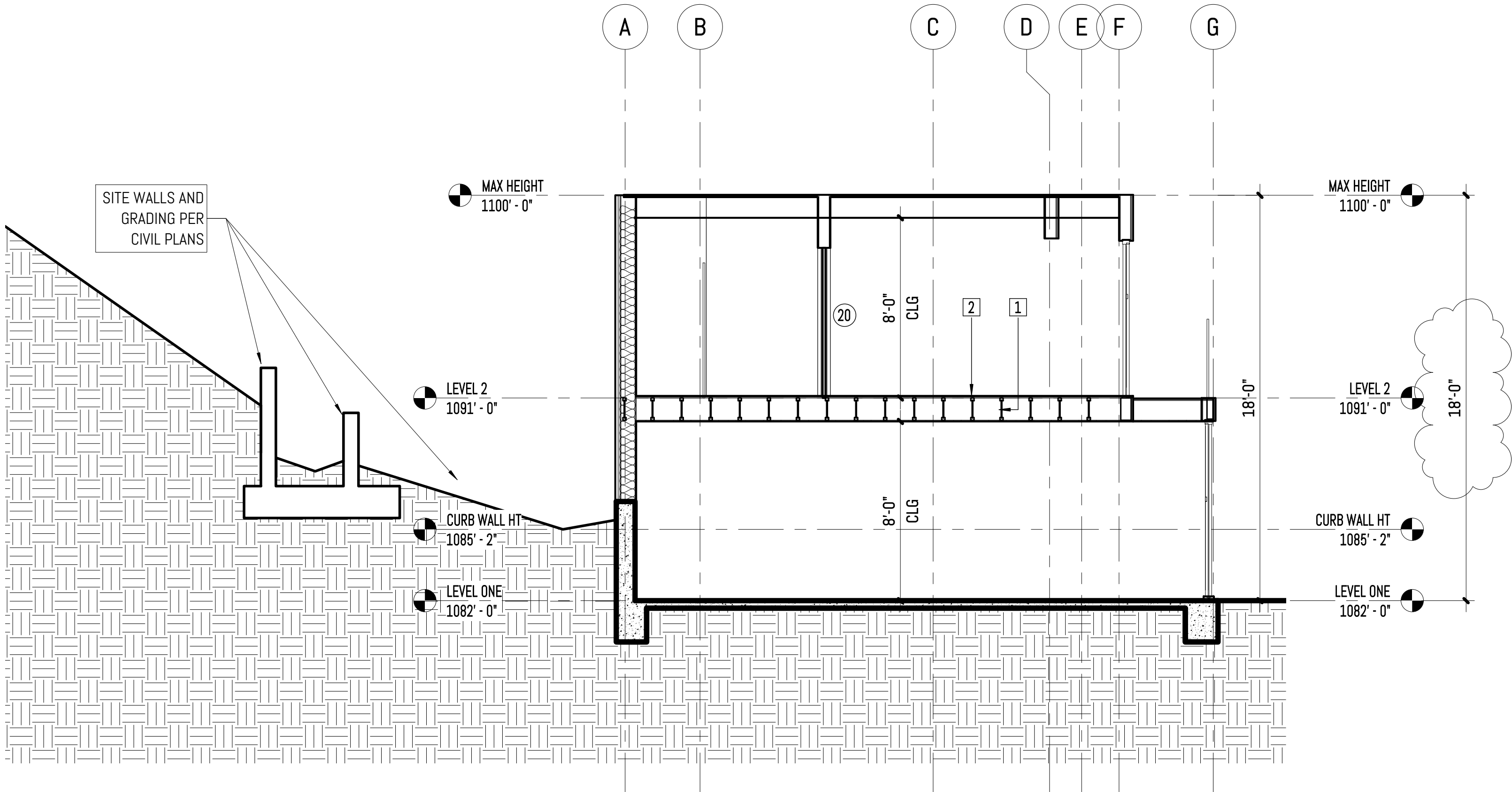
REVISIONS:

Delta	Description	Date
1	Revision 1	Date 1

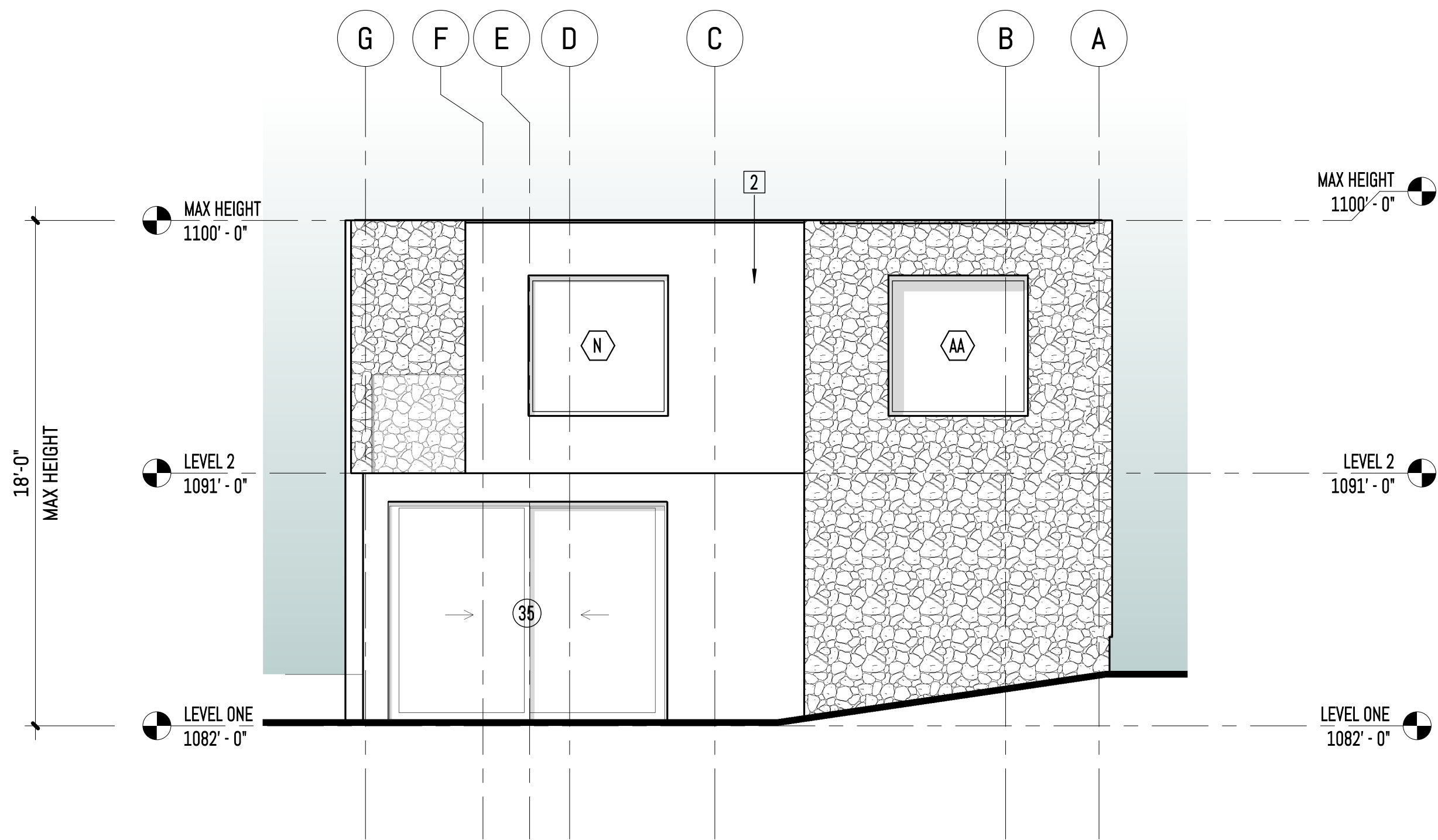
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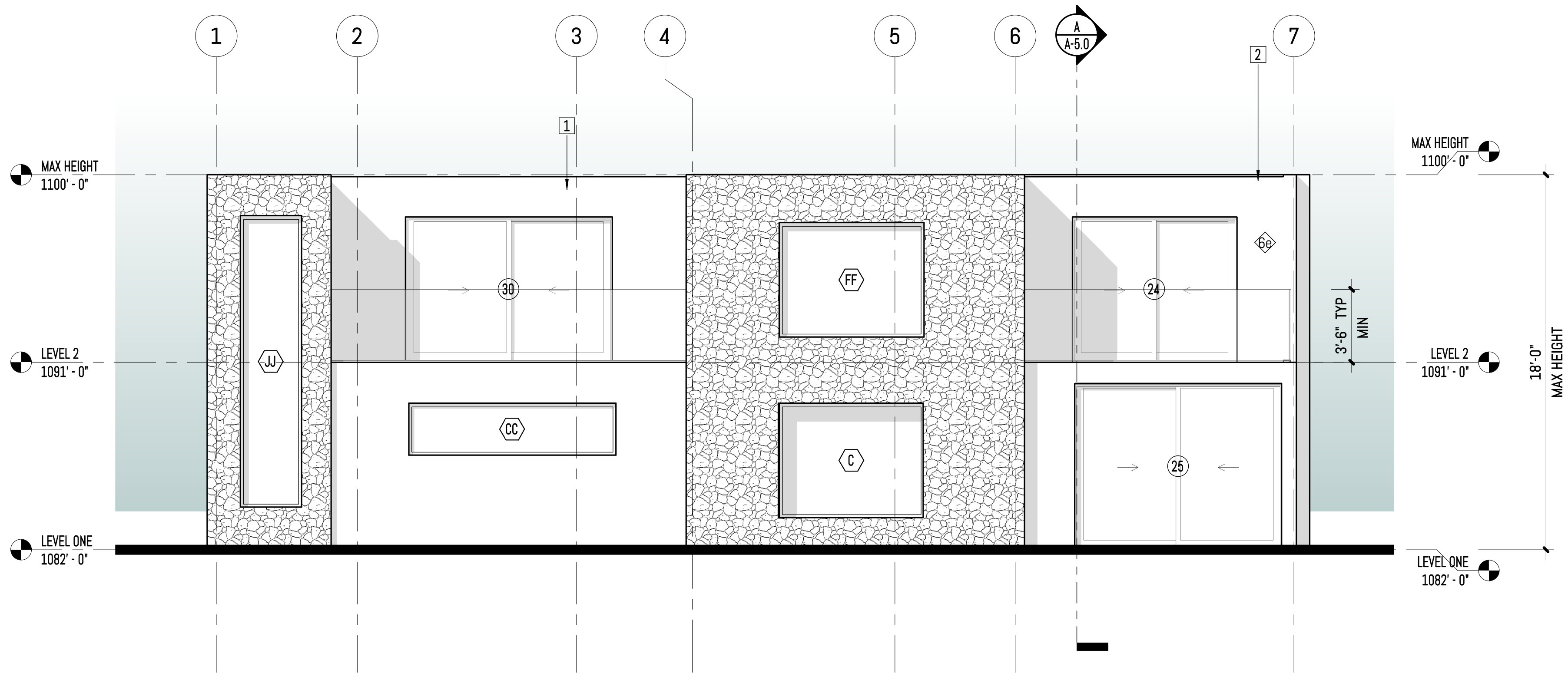
A-5.0



SECTION A | A
Scale: 1/4" = 1'-0"



EAST ELEVATION | E
scale: 1/4" = 1'-0"



SOUTH ELEVATION | S
scale: 1/4" = 1'-0"

KEYNOTES	
1	EXTERIOR FINISH TO BE 7/8" EXT. PLASTER O/ BROWN COAT WITH FIBER REINFORCING MESH O/ (2) LAYERS OF "TYPAR" PAPER.
2	(N) EXTERIOR FINISH TO BE 7/8" EXT. PLASTER O/ BROWN COAT WITH FIBER REINFORCING MESH O/ (2) LAYERS OF "TYPAR" PAPER. USE "LA HABRA-FASTWALL" (ICC# ESR-2564) OR APPROVED EQUAL. SHALL BE NON-COMBUSTIBLE AND IGNITION RESISTANT IN ACCORDANCE STANDARD SFM 12-7A-1 (707A.3.1).

WALL TYPES	
6e	EXTERIOR 6" STUD@16" O.C. W/ 5/8" TYPE X GWB INT. SIDE, 7/8" STEEL TROWEL STUCCO O/ FIBERGLASS REINF. MESH, PLYWD SHEAR PANEL PER STRUCTURAL.
6i	INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
6s	INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EA. SIDE, PLYWD SHEAR PANEL PER STRUCTURAL.
4i	INTERIOR 2X4" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
4s	4" STUD@16" O.C. W/ 5/8" TYPE X GWB EA. SIDE & PLYWD SHEAR PANEL PER STRUCTURAL 1 SIDE.
4y	2x4 STUD@16" O.C. INTERIOR SIDE: 5/8" TYPE X GWB; EXTERIOR SIDE: 1/2" DENSGLASS W/ MOISTURE.
4y	6" REINF CONCRETE WALL PER STRUCTURAL W/ FIELDSTONE MASONRY VENEER ATTACHED WITH DOVETAIL SLOTS W/ WIRE TIE ANCHORS @16" O.C. VERT.



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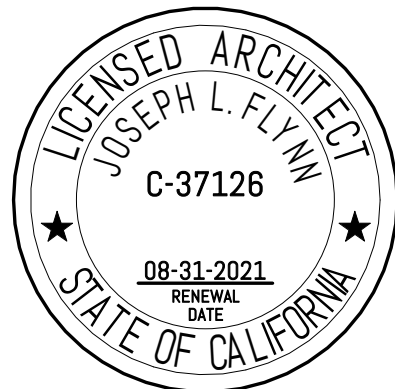
PROJECT ADDRESS:
2140 STUNT ROAD
CALABASAS, CA 91302

PROJECT STATUS:
PLANNING DEPT. REVISIONS / NOT FOR CONSTRUCTION

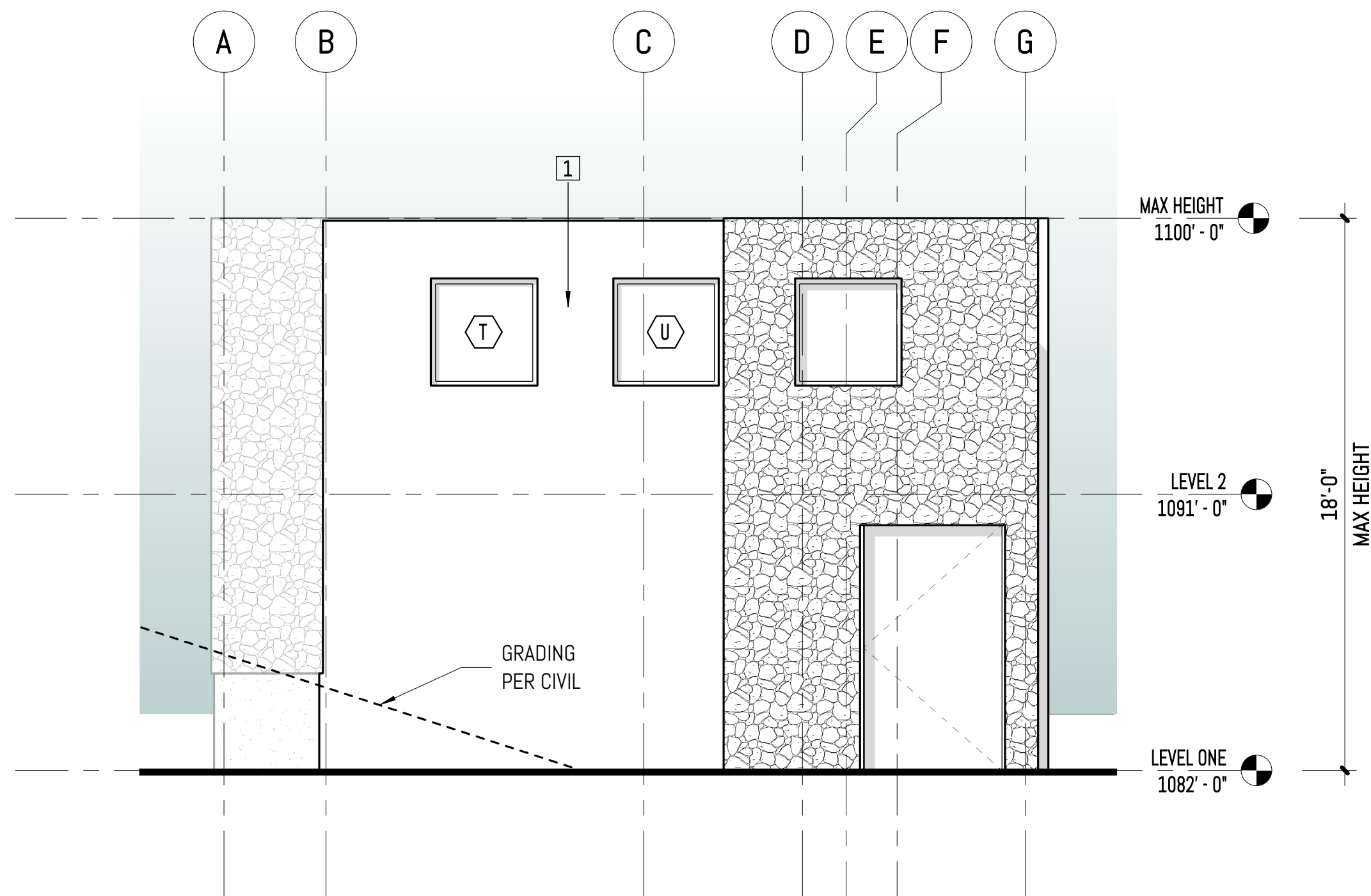
SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS:		
Delta	Description	Date

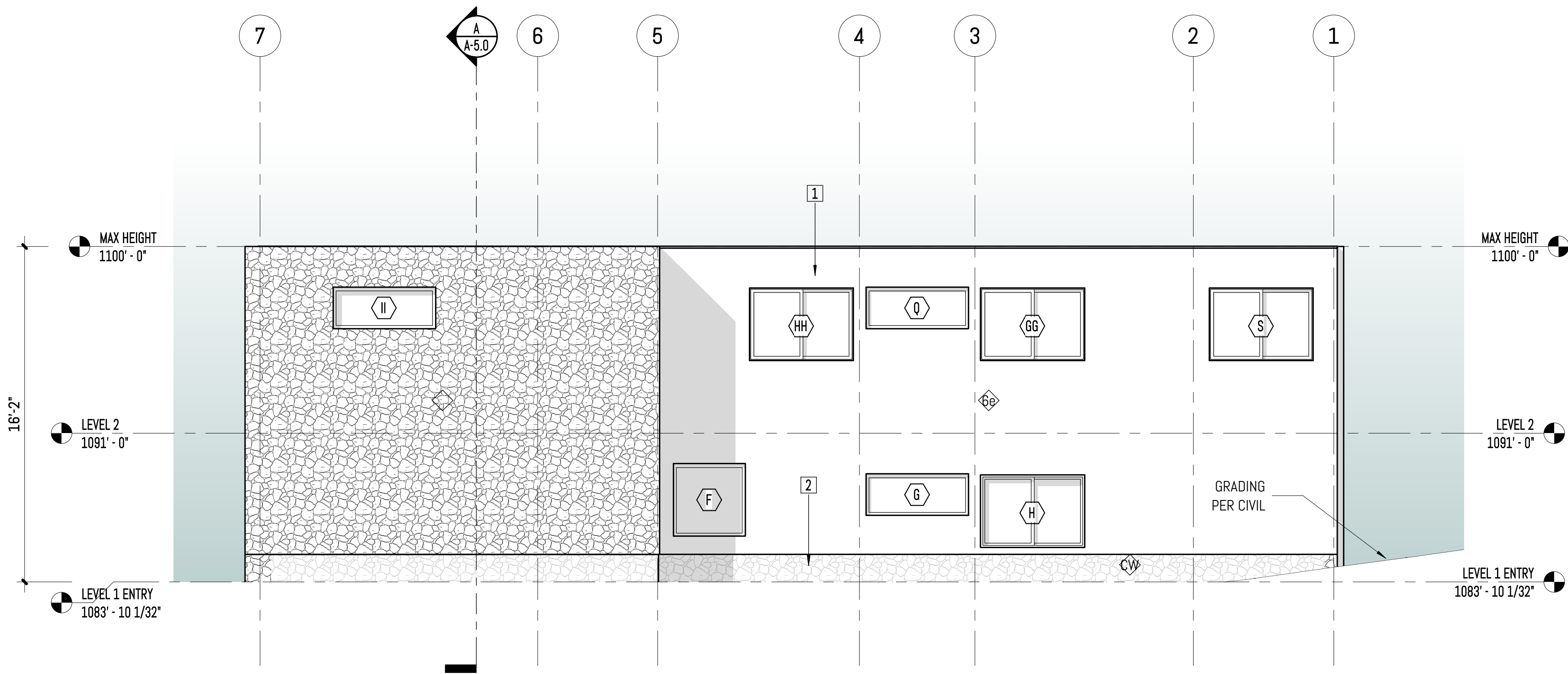
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A-6.0



WEST ELEVATION | W
scale: 1/4" = 1'-0"



NORTH ELEVATION | N
scale: 1/4" = 1'-0"

KEYNOTES	
1	(N) EXTERIOR FINISH TO BE 7/8" EXT. PLASTER O/ BROWN COAT WITH FIBER REINFORCING MESH O/ (2) LAYERS OF "TYPAR" PAPER. USE "LA HABRA-FASTWALL" (ICC# ESR-2564) OR APPROVED EQUAL. SHALL BE NON-COMBUSTIBLE AND IGNITION RESISTANT IN ACCORDANCE STANDARD SFM 12-7A-1 (707A.3.1).
2	REINFORCED CONCRETE STEM/RETAINING WALL BASE PER STRUCTURAL, W/ SANDSTONE VENEER.

WALL TYPES	
6e	EXTERIOR 6" STUD@16" O.C. W/ 5/8" TYPE X GWB INT. SIDE. 7/8" STEEL TROWEL STUCCO O/ FIBERGLASS REINF. MESH, PLYWD SHEAR PANEL PER STRUCTURAL.
6i	INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
6s	INTERIOR 2X6" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EA. SIDE. PLYWD SHEAR PANEL PER STRUCTURAL.
4i	INTERIOR 2X4" STUD @ 16" O.C. W/ 5/8" TYPE X GWB EACH SIDE.
4s	4" STUD@16" O.C. W/ 5/8" TYPE X GWB EA. SIDE & PLYWD SHEAR PANEL PER STRUCTURAL, 1 SIDE.
4y	2x4 STUD@16" O.C. INTERIOR SIDE: 5/8 TYPE X GWB; EXTERIOR SIDE: 1/2" DENSGLASS W/ MOISTURE
4y	6" REINF CONCRETE WALL PER STRUCTURAL W/ FIELDSTONE MASONRY VENEER ATTACHED WITH DOVETAIL SLOTS W/ WIRE TIE ANCHORS @16" O.C. VERT.

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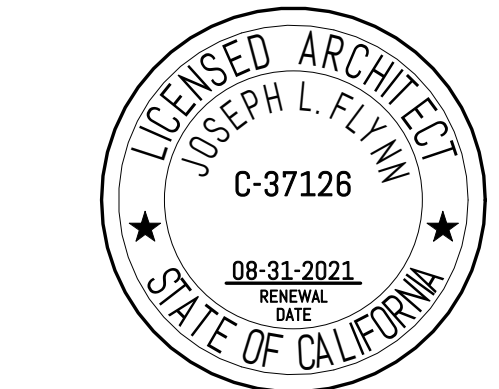
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PROJECT STATUS:
PLANNING DEPT. REVISIONS / NOT FOR CONSTRUCTION

SHEET NAME:
EXTERIOR ELEVATIONS

REVISIONS:		
Delta	Description	Date

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A-6.1

MECHANICAL
NOTES

1.

ALL EXHAUST FANS SHALL HAVE BACK DRAFT DAMPERS.

2.

ALL THE AIR DUCT EXHAUST OUTLETS SHALL BE 3' AWAY FROM THE OPENINGS INTO THE BUILDING PER UMC SECTION 609.10.

3.

ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD.

4.

INSTALLED GAS FIREPLACES SHALL BE A DIRECT VENT SEALED COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE.

5.

BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT WITH A HUMIDISTAT ADJUSTABLE TO BETWEEN 50% - 80% RELATIVE HUMIDITY.

6.

THE BUILDING WILL MEET THE 'WHOLE BUILDING VENTILATION REQUIRMENTS' PER ASHRAE 62.2.

7.

THE KITCHEN HOOD(S) DELIVER VENTILATION AIRFLOW AT 100 OR MORE CFM (PER ASHRAE 62.2).

8.

ALL BATHROOM EXHAUST FANS DELIVER VENTILATION AIRFLOW AT 100 OR MORE CFM FOR EACH BATHROOM (PER ASHRAE 62.2).

GREEN BUILDING

1.

AT THE TIME OF FINAL INSPECTION, AN OPERATION AND MAINTENANCE MANUAL ACCEPTABLE TO THE ENFORCING AGENCY SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER

2.

ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.

3.

PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS.

4.

DOCUMENTATION SHALL BE PROVIDED TO VERIFY COMPLIANT WITH VOC LIMITS.

5.

CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.

6.

50% OF FLOOR AREA RECEIVING RESILIENT FLOORINGS SHALL COMPLY WITH THE VOC EMISSION LIMITS DEFINED IN THE COLLABRATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) LOW EMMITTING MATERIALS LIST OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.

7.

PARTICLE BOARD, MEDIUM DESITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.

ELECTRICAL NOTES

1.

GENERAL LIGHTING IN BATHROOMS & KITCHENS SHALL BE 40 LUMENS/WATT OR GREATER. THIS MAY BE ACHIEVED BY FLORESCENT FIXTURES OR AN APPROVED MEANS OF LIGHTING.

2.

ALL CLOSETS, U.N.O., SEE PLANS, TO BE WIRED FOR AUTOMATIC ON SWITCH WHEN CLOSET DOOR IS OPENED. ALL FIXTURES TO BE FLUORESCENT AND RECESSED WITH 12" MIN. REQUIRED CLEARANCE HORIZONTALLY & VERTICALLY FROM COMBUSTIBLE MATERIALS PER CEC 410.8, SEE NOTE #6

3.

CENTER ALL LIGHTS AND FANS IN ROOMS U.N.O.

4.

BATHROOM RECEPTACLE OUTLETS SHALL BE ARC-FAULT/BRANCH CIRCUIT PROTECTION COMBINATION TYPE, PER CEC 210.12 (B), AND GROUNDED, SUPPLIED BY AT LEAST ONE 20- AMPERE BRANCH CIRCUIT. SUCH CIRCUITS SHALL HAVE NO OTHER OUTLETS. NEC 210-52(d).

5.

ALL PERMANENTLY MOUNTED EXTERIOR LIGHT FIXTURES SHALL BE 40 LUMENS/WATT OR GREATER. THOSE EXTERIOR FIXTURES WITH AN EFFICACY OF LESS THAN 40 LUMENS/WATT SHALL BE EQUIPPED W/ A MOTION DETECTOR.

6.

ALL RECESSED CEILING LIGHTING FIXTURES TO BE COMPLETELY ENCLOSED APPROVED IC & CERTIFIED/LABELED AS AIRTIGHT TO THE STANDARDS PRESCRIBED BY THE RESIDENTIAL ENERGY CODE.

7.

ALL PERMANENTLY INSTALLED OUTDOOR LIGHTING TO BE HIGH EFFICACY OR CONTROLLED BY OCCUPANT SENSORS WITH INTEGRAL PHOTO CONTROL WHICH COMPLY WITH SECTION 119(d) OF THE RESIDENTIAL ENERGY STANDARDS.

8.

HIGH EFFICACY LUMINARIES OTHER THAN OUTDOOR HID LIGHTING CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND NOT CONTAIN A MEDIUM SCREW BASE SOCKET. BALLAST FOR LAMPS 13 WATTS OR GREATER ARE ELECTRONIC AND HAVE AN OUTPUT FREQUENCY NO LESS THAN 20 KHz.

9.

ALL OUTDOOR HIGH EFFICACY LUMINARIES CONTAIN ONLY HIGH EFFICACY LAMPS AS OUTLINED IN TABLE 150-C OF THE RESIDENTIAL ENERGY CODE AND HAS A FACTORY INSTALLED HID BALLAST.

10.

ALL 120 VOLT, SINGLE PHASE, 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS IN DWELLING UNIT FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY LISTED COMBINATION-TYPE AFCI.

11.

ALL RECEPTICLE OUTLETS INSTALLED SHALL BE TAMPER-RESISTANT.

12.

LIGHTING OTHER THAN IN KITCHENS, BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.

13.

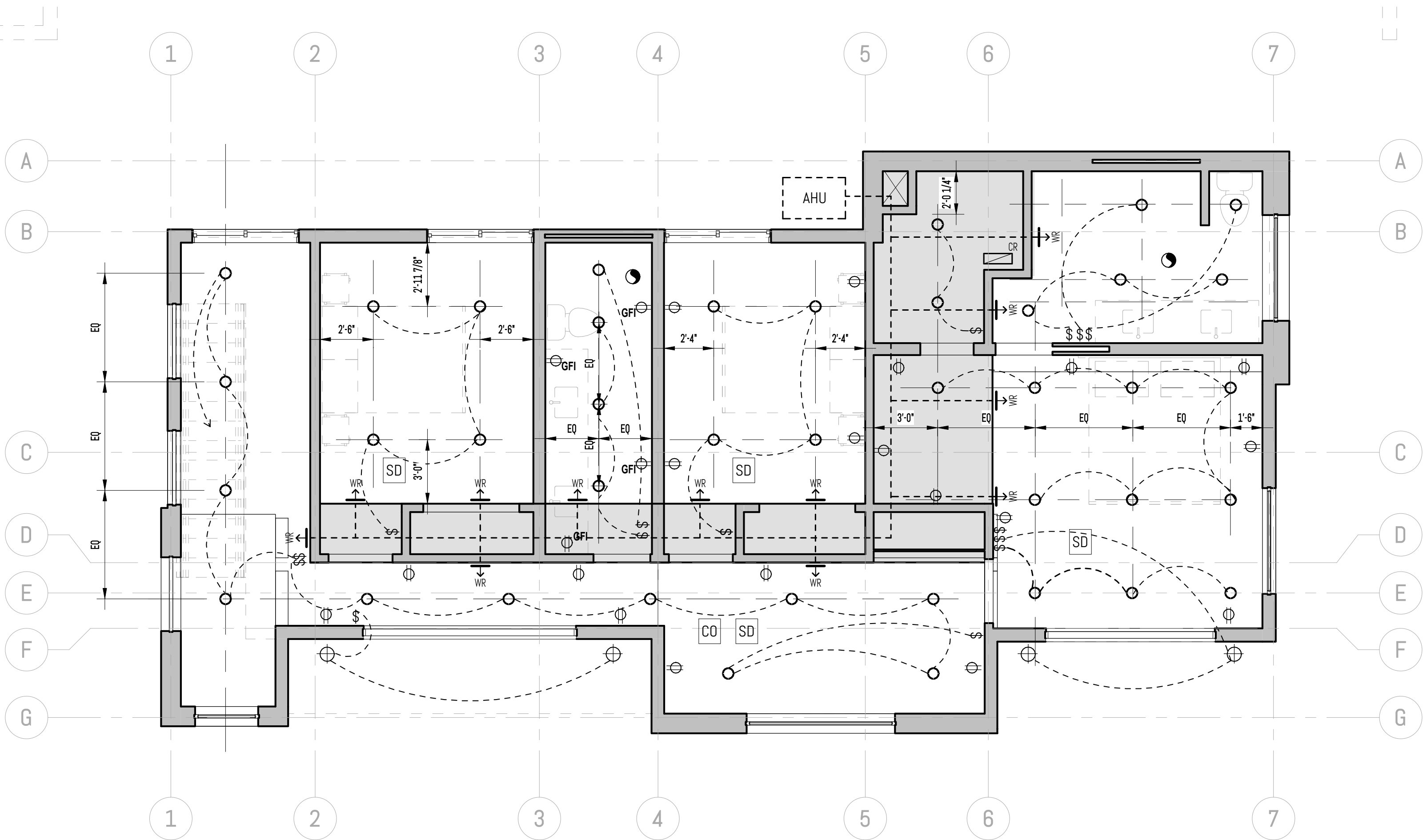
A MINIMUM OF ONE HIGH-EFFICIENCY FIXTURE SHALL BE INSTALLED IN EACH BATHROOM.

14.

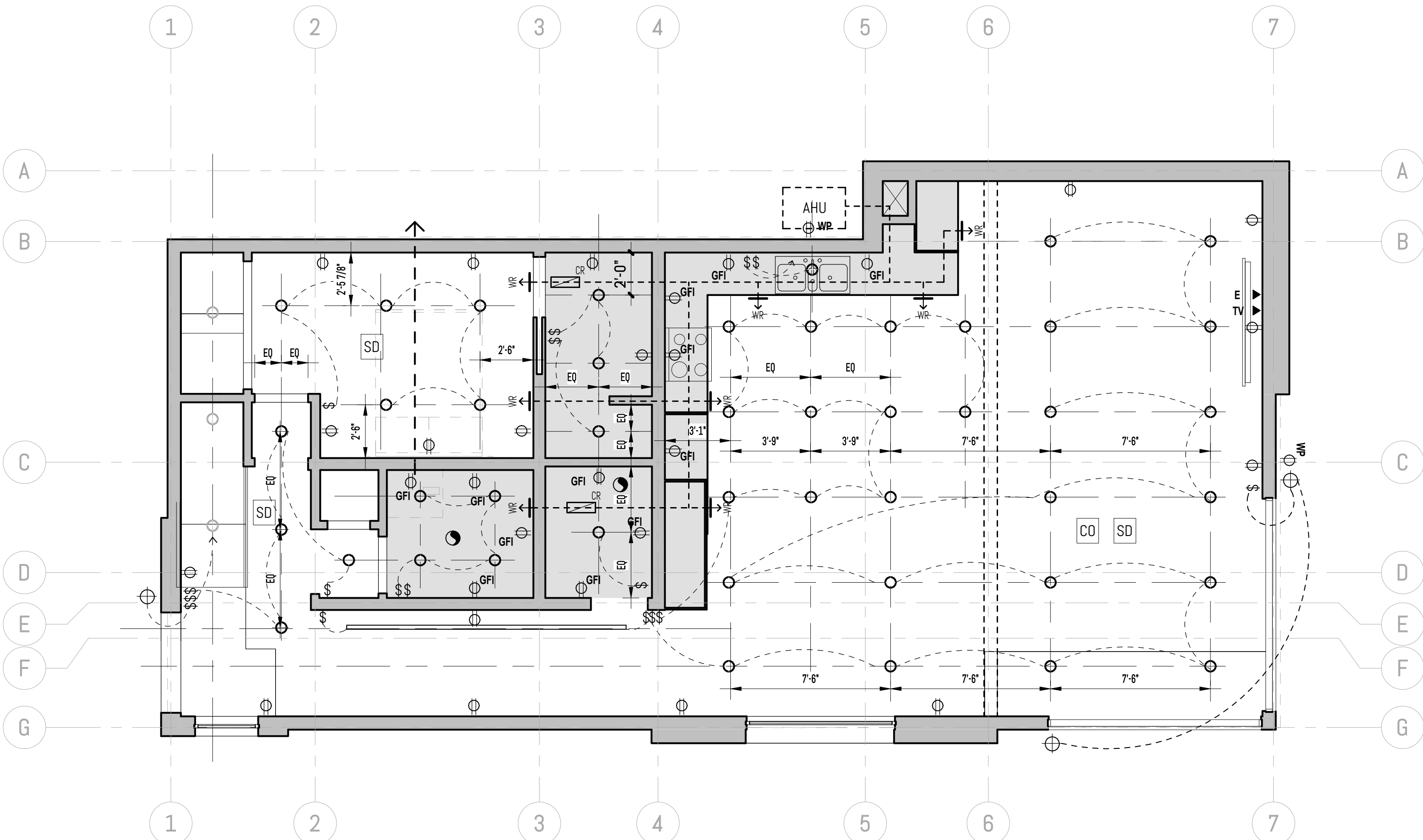
ALL OTHER LIGHTING INSTALLED IN EACH BATHROOM SHALL BE HIGH EFFICACY OR CONTROLLED BY VACANCY SENSORS.

15.

EACH MULTIWIRED BRANCH CIRCUIT SHALL BE PROVIDED WITH A MEANS THAT WILL SIMULTANEOUSLY DISCONNECT ALL UNGROUNDED CONDUCTORS AT A POINT WHERE THE BRANCH CIRCUIT ORIGINATES.



LEVEL 2 MECH. / ELEC. LAYOUT | 2
scale: 1/4" = 1'-0"



LEVEL 1 MECH. / ELEC. LAYOUT | 1
scale: 1/4" = 1'-0"

ELECTRICAL
ABBREVIATIONS

⊕

DUPLEX CONVENIENT OUTLET

⊕

FOURPLEX CONVENIENT OUTLET

⊕

1/2 HOT OUTLET

⊕

220V OUTLET

⊕

FLOOR OUTLET

⊕

JUNCTION BOX

⊕ GFI

GROUND FAULT INTERCEPTOR

⊕ +12

DUPLEX CONVENIENT OUTLET

⊕ WP

WATER PROOF OUTLET

⊕ DIM

SWITCH W/ BUILT-IN DIMMER

⊕

SINGLE POLE SWITCH

⊕ 3

THREE WAY SWITCH

⊕ 4

FOUR WAY SWITCH

⊕ PB

PUSH BUTTON SWITCH

⊕

FLUORESCENT LIGHTING

⊕ PH

PHONE JACK

⊕ TV

CABLE TV

⊕ E

ETHERNET JACK

⊕

RECESSED LED LIGHT

⊕

WALL MOUNTED LIGHT

⊕

EXHAUST FAN (5 AIR CHANGES/HR)

⊕ H F

RECESSED EXST. FAN W/ HEAT LT.

⊕

FAN (5 AIR CHANGES/HR.)

⊕

CEILING FIXTURE

⊕

RECESSED-HALO

⊕

SMOKE DETECTOR, 110V, INTERCON. W/ BAT. BACKUP

⊕

HANGING/PENDANT (U.O.N.)

⊕ M

MASTER CONTROL SWITCH

⊕

FLOOD LIGHT

⊕

4'-0" TWO CIRCUIT 110V

⊕

4'-0" ONE CIRCUIT 110V

⊕

STAIR LIGHTS

⊕

CEILING FAN

⊕

CEILING FAN WITH LIGHT

⊕

WALL WASHER - AS INDICATED

⊕

ADJUSTABLE SPOTLIGHT, AS INDICATED

⊕

CHIMES

⊕

FUEL GAS

⊕

LOOSE KEY VALVE

⊕ HB

HOSE BIBB W/ FIXED ANTISYPHON

⊕

DEVICE

⊕ W

1/2" COPPER WATER PIPE

⊕ CO

CARBON MONOXIDE DETECTOR

⊕ SD

SMOKE DETECTOR



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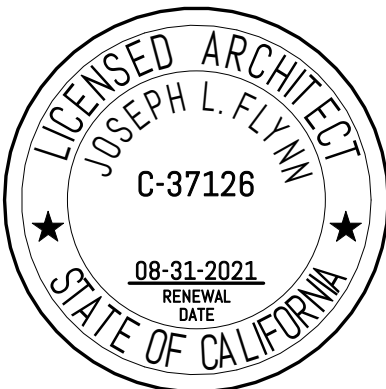
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SHEET NAME:
MECHANICAL/
ELECTRICAL
LAYOUT

Delta	Description	Date
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PROJECT STATUS:

PLANNING DEPT. REVISIONS /
PRELIMINARY NOT FOR CONSTRUCTION

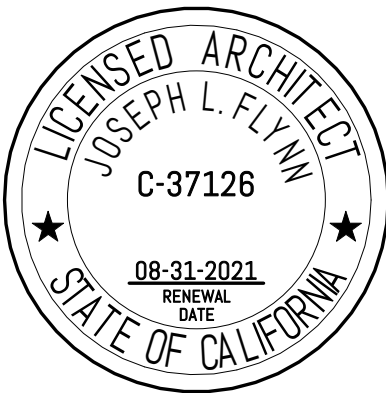
SHEET NAME:

DOOR &
WINDOW
SCHEDULE

REVISIONS:

Delta	Description	Date
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WINDOW SCHEDULE						
SYMBOL	LEVEL	DESCRIPTION	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT
AA	LEVEL 2		5' - 0"	5' - 0"	2' - 0"	7' - 0"
C	LEVEL ONE	SLIDER	7' - 0"	5' - 6"	1' - 6"	7' - 0"
CC	LEVEL ONE		10' - 0"	2' - 6"	4' - 6"	7' - 0"
EE	LEVEL 2		3' - 6"	3' - 6"	3' - 6"	7' - 0"
F	LEVEL ONE		3' - 6"	3' - 6"	4' - 0"	7' - 6"
FF	LEVEL 2	SLIDER	7' - 0"	5' - 6"	1' - 2"	6' - 8"
G	LEVEL ONE		5' - 0"	2' - 0"	5' - 0"	7' - 0"
GG	LEVEL 2		5' - 0"	3' - 6"	3' - 6"	7' - 0"
H	LEVEL ONE		5' - 0"	3' - 6"	3' - 6"	7' - 0"
HH	LEVEL 2		5' - 0"	3' - 6"	3' - 6"	7' - 0"
II	LEVEL 2		5' - 0"	2' - 0"	5' - 0"	7' - 0"
JJ	LEVEL ONE	FIXED WINDOW, VERTICAL	3' - 0"	14' - 0"	2' - 0"	16' - 0"
N	LEVEL 2		5' - 0"	5' - 0"	2' - 0"	7' - 0"
Q	LEVEL 2		5' - 0"	2' - 0"	5' - 0"	7' - 0"
S	LEVEL 2		5' - 0"	3' - 6"	3' - 6"	7' - 0"
T	LEVEL 2		3' - 6"	3' - 6"	3' - 6"	7' - 0"
U	LEVEL 2		3' - 6"	3' - 6"	3' - 6"	7' - 0"

DOOR SCHEDULE					
SYMBOL	INTERIOR / EXTERIOR	DESCRIPTION	LEVEL	WIDTH	HEIGHT
5	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL ONE	2' - 6"	6' - 8"
6	Interior	SLIDING CLOSET DOOR	LEVEL ONE	6' - 0"	6' - 8"
7	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL ONE	2' - 0"	6' - 8"
8	Interior	INTERIOR POCKET DOOR, TRIMLESS	LEVEL ONE	2' - 10"	6' - 8"
9	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL ONE	2' - 8"	6' - 8"
13	Interior	SLIDING CLOSET DOOR	LEVEL 2	4' - 6"	7' - 0"
16	Interior	SLIDING CLOSET DOOR	LEVEL 2	4' - 6"	7' - 0"
18	Interior		LEVEL 2	3' - 0"	6' - 8"
19	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL 2	2' - 6"	6' - 8"
20	Interior	INTERIOR POCKET DOOR	LEVEL 2	2' - 8"	6' - 8"
21	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL ONE	2' - 6"	6' - 8"
24	Exterior	SLIDING DOOR	LEVEL 2	7' - 11 1/2"	7' - 0"
25	Exterior		LEVEL ONE	10' - 0"	8' - 0"
26	Interior		LEVEL 2	3' - 0"	6' - 8"
27	Interior		LEVEL 2	3' - 0"	6' - 8"
28	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL 2	2' - 8"	6' - 8"
30	Exterior		LEVEL 2	10' - 0"	7' - 0"
32	Exterior	GARAGE DOOR	LEVEL ONE	16' - 0"	7' - 6"
33	Interior		LEVEL ONE	4' - 6"	8' - 0"
34	Interior	INTERIOR FLUSH DOOR, TRIMLESS	LEVEL 1 ENTRY	2' - 8"	6' - 8"
35	Exterior		LEVEL ONE	10' - 0"	8' - 0"



PROJECT NUMBER
2019-003283-(3)

HEARING DATE
June 18, 2024

REQUESTED ENTITLEMENT(S)
Minor Coastal Development Permit No.
RPPL2019005771
Variance No. RPPL2019005776
Environmental Plan No. 2021000702

PROJECT SUMMARY

OWNER / APPLICANT

George Ghazarian and Emily Thieme / George Ghazarian

MAP/EXHIBIT DATE

04/03/2020

PROJECT OVERVIEW

A Minor Coastal Development Permit (“MCDP”) to authorize the construction of a 2,365-square-foot, 18-foot-tall single-family residence with a detached 360-square-foot garage on a two-acre property located at 2140 Stunt Road (Assessor’s Parcel Number 4455-041-001) in the unincorporated community of the Santa Monica Mountains Coastal Zone (“Project Site”). The MCDP would also authorize the encroachment into the protected zones of two native Laurel Sumac trees by the required fuel modification through raising the canopy and thinning the crown for fire safety requirements. In addition, a Variance is required to construct a driveway access greater than 300 feet. A total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, 682 cubic yards over excavation and recompacting) would be graded. A re-mapping of the Biological Resources habitat categories is also requested. The Project would be located within mapped H2 and H3 habitat categories.

LOCATION

2140 Stunt Road, Calabasas

ACCESS

Private driveway easement off Stunt Road

ASSESSORS PARCEL NUMBER(S)

4455-041-001

SITE AREA

2.0 acres

GENERAL PLAN / LOCAL PLAN

Santa Monica Mountains Local Coastal Program

PLANNING AREA

Santa Monica Mountains

LAND USE DESIGNATION

RL20 (Rural Land—One dwelling unit per 20 acres maximum)

ZONE

R-C-20 (Rural Coastal—20 Acre Minimum Lot Area)

PROPOSED UNITS

1 dwelling unit

MAX DENSITY/UNITS

1 dwelling unit

COMMUNITY STANDARDS DISTRICT

None

ENVIRONMENTAL DETERMINATION (CEQA)

Mitigated Negative Declaration (MND) with a Mitigation Monitoring and Reporting Program (MMRP)

KEY ISSUES

- Consistency with the Santa Monica Mountains Local Coastal Program
- Satisfaction of the following Section(s) of Title 22 of the Los Angeles County Code:
 - 22.44.850 (Santa Monica Mountains Coastal Development Permit Burden of Proof)
 - 22.44.1150 (Santa Monica Mountains Variance Burden of Proof)
 - 22.44.1750 (R-C Zone Development Standards)
 - 22.44.1920 (Area-Specific Development Standards-Biological Resources)
 - 22.44.1920 (Area-Specific Development Standards-Scenic Resource Areas)

CASE PLANNER:

Shawn Skeries

PHONE NUMBER:

(213) 893-7042 or (213) 974-0051

E-MAIL ADDRESS:

sskeries@planning.lacounty.gov

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. 2021000702**

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly noticed public hearing on June 18, 2024, 2024, in the matter of Project No. PRJ2019-003283-(3), Minor Coastal Development Permit No. RPPL2019005771 ("Minor CDP"), Variance No. RPPL2019005776 ("Variance") and Environmental Plan No. 2021000702. The Minor CDP, Variance, and Environmental Plan are referred to collectively as the "Project Permits".
2. **HEARING PROCEEDINGS.** *Reserved.*
3. **ENTITLEMENT(S) REQUESTED.** The permittee, George Ghazarian ("Permittee"), requests the Project Permits to authorize the construction of a 2,365-square-foot, 18-foot-tall single-family residence with a detached 360-square-foot garage ("Project") on a two-acre property located at 2140 Stunt Road (Assessor's Parcel Number 4455-041-001) in the unincorporated community of the Santa Monica Mountains Coastal Zone ("Project Site"). The Minor CDP would also authorize the encroachment into the protected zones of two native Laurel Sumac trees by the required fuel modification through raising the canopy and thinning the crown for fire safety requirements. In addition, the Permittee requests a Variance to construct a driveway access greater than 300 feet. A total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, 682 cubic yards over excavation and recompacting) would be graded. A re-mapping of the Biological Resources habitat categories is also requested. Upon the approved re-mapping, the Project would be located mostly within mapped H2 and a small portion of H3 habitat categories.
4. **ENTITLEMENT(S) REQUIRED.**
 - A. The Minor CDP is a request to construct a single-family residence, accessory structures, and an OWTS with associated grading in the R-C-20 (Rural Coastal—20 Acre Minimum Required Lot Area) Zone, as well as encroachment into the protected zones of two native Laurel Sumac trees, pursuant to Los Angeles County Code ("County Code") Section 22.44.810. A re-mapping of the Biological Resources habitat categories is also requested per ERB, in accordance with County Code Section 22.44.1830.
 - B. The Variance is a request to construct an access driveway over the maximum length of 300 feet pursuant to County Code Section 22.44.1150.A.10.

5. **PREVIOUS ENTITLEMENT(S).** Conditional Certificate of Compliance 04-123 legalized the subject parcel with conditions to grant easements which were recorded on May 28, 2004. Subsequently on September 24, 2004, those conditions were cleared. Plot Plan RPPL200602166 authorized the construction of a new single-family residence on December 20, 2006, and expired without use.
6. **LAND USE DESIGNATION.** The Project Site is located within the Rural Lands 20 (RL20 – One dwelling unit/per 20 acres) land use category of the Santa Monica Mountains Local Coastal Program Land Use Policy Map.
7. **ZONING.** The Project Site is located in the Santa Monica Mountains Planning Area and is zoned R-C-20. Pursuant to County Code Section 22.44.1750, a single-family residence is a principal permitted use within the R-C Zone. However, County Code Section 22.44.1260 requires a Minor CDP for any development that proposes between 50 and 5,000 cubic yards of grading. A mitigation plan is also required for any native tree removals or encroachments (County Code Section 22.44.1920.K.1). In addition, the construction of a driveway access greater than 300 feet requires a variance (County Code Section 22.44.1920. C.1.c).

8. SURROUNDING LAND USES AND ZONING

LOCATION	SANTA MONICA MOUNTAINS LAND USE PLAN	ZONING	EXISTING USES
NORTH	RL20	R-C-20	Vacant land
EAST	RL20	R-C-20	Single-family residences, vacant land
SOUTH	RL20, RL2 (Rural Residential – One dwelling unit per two acres), OS (Open Space), OS-P (Open Space – Parks)	R-C-20, R-C-2 (Rural Coastal—Two Acre Minimum Required Lot Area), Open Space, Open Space - Parks	Single-family residences, vacant land
WEST	RL20, RL5 (Rural Land—One dwelling unit per five acres maximum)	R-C-20, R-C-5 (Rural Coastal—Five Acre Minimum Required Lot Area)	Single-family residences, vacant land

9. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is two gross acres in size and consists of one legal lot, which is square in shape. It has relatively flat topography in the southern portion with steeply sloping topography in the northern portion. The existing site conditions include a mixture of disturbed conditions, with native and non-native vegetation. The northwest corner contains an area of rock outcropping. There are low-density single-family residences in the surrounding area along with vacant property containing native and non-native vegetation. The Project Site is mainly located in H2 and a small portion of H3 habitat as defined in the Santa Monica Mountains Local Coastal Program. As part of the Easement Deed, Document number 06-2187519, an easement for ingress and egress was recorded over the southeast corner of the Project Site. This easement provides access to the adjacent property to the east (APN 4455-009-020) and is currently undeveloped but has a vested Coastal permit from the California Coastal Commission to construct a single-family residence. Trees observed in this portion of the easement as documented in the submitted Native Tree Survey Report include non-native, landscaped (ornamental) species such as Peruvian pepper tree and red iron bark. Single-family residences are located adjacent to the south and southwest of the Project Site with proposed residences to the east and northeast.

B. Site Access

The Project Site would be accessed by private driveway via Stunt Road, a 40-foot wide public street immediately to the southeast.

C. Site Plan

The Permittee proposes the construction of a 2,365-square-foot single-family residence and a 360-square-foot detached garage on the southeastern corner of the two-acre Project Site. The two-story residence would have a maximum height of 18 feet above grade, and a total of 1,746 cubic yards of earth (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, and 682 cubic yards over excavation and recompacting) would be graded. The Project would also include retaining walls on a total building site of approximately 7,752 square feet.

The tree report prepared for the project indicates two protected laurel sumac trees off site but within 100 ft of the proposed residence on the neighboring parcel to the south (APN 4455-041-002). The project fuel-modification plan does incorporate them, and they can therefore be protected through revisions to the fuel modification zones. Because of their proximity to the proposed residence, they may be subject to removal or pruning of more than 30% canopy removal; either impact would result in the requirement to plant 10 replacement trees for each impacted tree.

10. CEQA DETERMINATION.

Mitigated Negative Declaration.

Prior to the Hearing Officer's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, County Department of Regional Planning ("LA County Planning") Staff ("Staff") determined a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring and Reporting Program ("MMRP") prepared for the Project.

11. COMMUNITY OUTREACH. No community outreach was conducted at this time.

12. PUBLIC COMMENTS. Los Angeles County Department of Regional Planning ("LA County Planning") Staff ("Staff") did not receive any public comments regarding the Project as of the date that the Report to the Hearing Officer was issued.

13. AGENCY RECOMMENDATIONS.

- A. County Fire Department ("Fire Department"): Recommended clearance to public hearing with conditions in a letter dated July 2, 2020.
- B. County Department of Parks & Recreation: Recommended clearance to public hearing with no conditions in a letter dated May 28, 2020.
- C. County Department of Public Health: Recommended clearance to public hearing with conditions in a letter dated July 8, 2020.
- D. County Department of Public Works ("Public Works"): Recommended clearance to public hearing with conditions in a letter dated February 3, 2021.
- E. County Environmental Review Board ("ERB"): Recommended clearance to public hearing with conditions at a meeting held on July 19, 2021. The ERB conditions have been included within the Project's conditions of approval.

14. LEGAL NOTIFICATION. The Hearing Officer finds that pursuant to County Code Section 22.44.990 of the County Code, the community was properly notified of the public hearing by mail, newspaper (*Malibu Times*), and property posting. Additionally, the Project was properly noticed, and case materials were available on LA County Planning's website. On May 8, 2024, a total of 38 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 24 notices to those on the courtesy mailing list for The Malibu Zoned District and additional interested parties.

GENERAL PLAN CONSISTENCY FINDINGS

15. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the SMMLUP because the RL20 land use designation is intended for single-family residential uses on relatively large lots. A single-family residence is permitted under this designation.
16. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Water Quality, CO-10, which directs new projects to limit grading, soil compaction and removal of locally indigenous vegetation to the minimum footprint needed to create a building site, allow access, and provide fire protection for the proposed development. The project has been redesigned to a smaller building site area thus eliminating the proposed removal of native trees on site.
17. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding OWTS, CO-30, which directs new OWTS to be designed so that impacts to sensitive resources are minimized, including grading and site disturbance. The approved location of the OWTS is proposed in a disturbed area located in the required driveway access area.
18. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Biological Resources, CO-44 and CO-51, which directs new development to be sited in a manner that avoids the most biologically sensitive habitat onsite where feasible. The project is proposed in H2 habitat; however, the design is consistent with the specific limitations and standards for development in H2 habitat as the project proposes a building site area less than 10,000 square-feet. Adverse impacts to H2 habitat that cannot be avoided through the implementation of siting and design alternatives shall be accommodated through the Resource Conversation Program pursuant to Policy CO-86a.
19. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Biological Resources, CO-65, which states in part, Variances or modifications to required development standards shall be permitted where necessary to minimize impacts to H2 habitat. The proposed required driveway access is designed to minimize impacts to the site as it follows the alignment of the legal access to the site.
20. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Environmental Review, CO-72, which states the ERB shall review and analyze all proposals for development in the H2 habitat. ERB conducted a public meeting on July 19, 2021, and supplied comments which were incorporated into the Project.
21. **GOALS AND POLICIES.** The Hearing Officer finds that the Project is consistent with Policies Regarding New Development, CO-94, regarding exterior lightning. The Project was redesigned to eliminate exterior lightning along the driveway access and plans have been submitted showing the exterior lightning on the proposed structures are designed accordingly with respect to shielding and downward focus.

22. **GOALS AND POLICES.** The Hearing Officer finds that the Project is consistent with Policies Regarding Fuel Modification, CO-99, which states in part when unavoidable adverse impacts to native trees will result from permitted development, the impacts must be mitigated in accordance with the native tree mitigation standards. The Project is conditioned for the on-site replanting of 20 Laurel Sumac trees due to the more than 30% encroachment into the protected zone of two Laurel Sumacs due to the required fuel modification.
23. **GOALS AND POLICES.** The Hearing Officer finds the Project is consistent with Policies Regarding Scenic Goals, CO-147, which limits the height of structures above existing grade to minimize impacts to visual resources. The proposed project has been redesigned to be consistent with the 18-foot height requirement.
24. **GOALS AND POLICES.** The Hearing Officer finds the Project is consistent with Policies Regarding Paleontological and Historic Cultural Resources, CO-208, which states new development within archaeologically sensitive areas shall implement appropriate mitigation measures, designed in accord with guidelines of the State Office of Historic Preservation and the State of California Native American Heritage Commission. The proposed project is conditioned for a qualified monitor to be present on-site during the grading stages of the project.
25. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with Policies Regarding Fire Hazards, SN-29, to limit the fuel modification to the minimum area necessary for the development site. The Project's fuel modification plan was approved for Zones A and B. Zone C for the Project was considered not necessary thus preventing further encroachment into the H2 Habitat.
26. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with Policies Regarding Development and Environmental Resources, LU-24, which restricts structures in a residential development to one main residence, and accessory structures, provided that all structures are located within the approved building site area and structures are clustered to minimize required fuel modification. The Project is proposing a single-family residence with detached garage designed to minimize the required fuel modification areas and within the maximum 10,000 square-foot building site area.
27. **GOALS AND POLICIES.** The Hearing Officer finds the Project is consistent with Policies Regarding Pattern and Character of Development, LU-29, which directs low densities within Rural Lands and Rural Residential areas and protect the features that contribute to rural character and rural lifestyle. The Project is conditioned to incorporate design elements and features that will lessen its impact on the natural environment of the region.

ZONING CODE CONSISTENCY FINDINGS

28. PERMITTED USE IN ZONE. The Hearing Officer finds that the Project is consistent with the R-C-20 zoning classification as a single-family residence is a principal permitted use in such zone with an Administrative CDP pursuant to County Code Section 22.44.1750. County Code Section 22.44.1260 requires a Minor CDP for projects proposing between 50 and 5,000 cubic yards of grading. Since the Project proposes 1,746 cubic yards of grading and would encroach into the protected zones of two Laurel Sumac trees, thus a Minor CDP is required instead of an Administrative CDP.

In addition, the construction of an access driveway greater than 300 feet requires a variance (County Code Section 22.44.1150.A.10). Therefore, a variance is also proposed.

29. REQUIRED YARDS. The Hearing Officer finds that the Project is consistent with the standards identified in County Code Sections 22.44.1750 and 22.44.1375, as the Project would meet all required setback standards.

30. HEIGHT. The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040. The maximum height for a single-family residence within an SRA in the Santa Monica Mountains Coastal Zone is 18 feet above grade, which is the maximum height of the proposed single-family residence.

31. COLORS/MATERIALS. The Hearing Officer finds that the Project would utilize construction materials that are appropriate for the surrounding area. Roofing materials are not glossy or reflective, and siding materials, including wood, stucco, and concrete, would utilize earth tones and no bright or white colors pursuant to County Code Section 22.44.1320.

32. BIOLOGICAL RESOURCES. The Hearing Officer finds that the Project is consistent with the biological resource requirements of County Code Section 22.44.1800. et. seq. The Permittee's biological assessment was reviewed by the Staff Biologist and the ERB, who found the Project, with modifications, to be consistent with local biological resources. These modifications included retaining a biological monitor, a best management practices plan, protective fencing for oak trees, screening the Project Site and staking the grading limits, preparing surveys and restoration plans for nesting birds, bats, and native trees, and runoff control measures. At its meeting on July 21, 2021, the ERB found that the Project, as modified, would not have an impact on biological resources. All of the ERB's recommended modifications have been included within the Project's conditions of approval.

33. GRADING REQUIREMENTS. The Hearing Officer finds that the Project is consistent with the applicable grading requirements identified in County Code Section 22.44.1260. The Project is proposing 1,746 cubic yards of grading (725 cubic yards cut, 339 cubic yards fill, 386 cubic yards export, and 682 cubic yards over excavation and re-compaction). The Project is appropriately conditioned to prohibit grading during

the rainy season, defined as October 15 of any year through April 15 of the subsequent year.

34. **EXTERIOR LIGHTING.** The Hearing Officer finds that the Project is consistent with the applicable exterior lighting requirements identified in County Code Section 22.44.1270. The Project is proposing minimal outdoor lighting that would be appropriately shielded per LIP standards. The Project is appropriately conditioned so that all exterior lighting remains consistent with County Code Section 22.44.1270.
35. **PARKING.** The Hearing Officer finds that the Project is consistent with the standard identified for development in the R-C-20 Zone (County Code Section 22.44.1750), as two covered parking spaces are required. The Project would provide two covered parking spaces in a detached garage.
36. **FENCES AND WALLS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1310. Fences in the Santa Monica Mountains Coastal Zone must be wildlife-permeable unless they are within Fuel Modification Zone "A," which typically extends 20 feet from habitable structures. No fencing is proposed for the Project Site. Retaining walls do not exceed six feet above finished grade, which is the maximum allowed within an SRA in the Santa Monica Mountains Coastal Zone per County Code Section 22.44.2040 A.11.c.
37. **BUILDING SITE AREA.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1910 I. The maximum allowed building site area for the Project is 10,000 square feet. The Project building site area of 7,752 square feet is less than half of what is allowed under this standard.
38. **SCENIC RESOURCE AREA.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.2040, which refers to the standards for an SRA. As a result, per Section 22.44.2000 of the County Code, the Project Site is within a Scenic Resource Area. Developments that are located within an SRA must meet a variety of development standards, including a height limit of 18 feet above grade, utilizing materials and colors compatible with the surrounding landscape, breaking up structural mass, and minimizing grading and retaining walls. The design of the residence would meet all of these standards, as indicated by the submitted elevations and grading plans.
39. **HABITAT CATEGORIES.** The Hearing Officer finds that the Project is consistent with the standard identified in County Code Section 22.44.1920. The Project Site is designated as H2, and H3 Habitat by the LUP.

Subject to the approval the habitat recategorization for this request, the Project would result in 1.23 acres of direct development within the H2 Habitat. These impacts cannot be mitigated through a habitat impact in-lieu fee (County Code Section 22.44.1950) because the County does not currently have a current valid Resource Conservation Program ("RCP"). Therefore, a condition of Project approval requires the impact to be

mitigated through an in-lieu fee upon the adoption of a valid RCP or, alternatively, by proposing a mitigation plan to be approved by the Director of LA County Planning at a later date, but before grading and construction can occur.

40. **OWTS STANDARDS.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.1340, which prohibits OWTS leach fields or seepage pits within 50 feet of the dripline of any oak or other native tree. The Project's proposed seepage pit have been redesigned to meets these standards.
41. **SIGNIFICANT RIDGELINE.** The Hearing Officer finds that the Project is consistent with the standards identified in County Code Section 22.44.2040. The Project Site is not located within 50 feet (vertical or horizontal) of a designated Significant Ridgeline.

COASTAL DEVELOPMENT PERMIT FINDINGS

42. **The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.** As proposed, the Project would comply with all applicable development standards for residences in the Santa Monica Mountains Local Coastal Program, which includes the LUP and LIP, including those standards related to permitted uses, building site area, habitat categories, SRA standards, and height restrictions.
43. **The Hearing Officer finds that any development located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.** The Project Site is not located between the ocean and the nearest public road, so coastal access requirements are not applicable.

VARIANCE FINDINGS

44. **The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.** The location of the proposed Project is at the end of the legal access to the Project Site. Thus, there is no avoidance of establishing an access driveway of greater than 300 feet in length.
45. **The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.** Other nearby property owners already enjoy similar use of their properties, as there are several other single-family residences in the vicinity. To establish a single-family residence on the Project Site a driveway access greater than 300 feet is unavoidable.

46. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.** The proposed driveway access will not affect the surround community in any manner.
47. **The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.** The driveway access is proposed to be designed to me the minimum necessary to access the property. The off-site driveway improvements are in the H3 Habitat. The Project has also been found to be in conformity with the certified local coastal program.

ENVIRONMENTAL FINDINGS

48. After consideration of the environmental document (“MND and MMRP”) together with the comments received during the public review process, the Hearing Officer finds on the basis of the whole record before it that there is no substantial evidence that the Project as conditioned will have a significant effect on the environment, and further finds that the environmental document (“MND”) reflects the independent judgment and analysis of the Hearing Officer. The mitigated measures in place shall lessen the environmental impacts of the Project.

ADMINISTRATIVE FINDINGS

49. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer’s decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Coastal Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

Regarding the CDP:

- A. The Hearing Officer finds that the proposed development is in conformity with the certified local coastal program.
- B. The Hearing Officer finds that any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

Regarding the Variance:

- A. The Hearing Officer finds that there are special circumstances or exceptional characteristics applicable to the property involved, such as size, shape, topography, location, or surroundings, which are not generally applicable to other properties in the same vicinity and under identical zoning classification.
- B. The Hearing Officer finds that such a variance is necessary for the preservation of a substantial property right of the applicant such as that possessed by owners of other property in the same vicinity and zone.
- C. The Hearing Officer finds that the granting of the variance will not be materially detrimental to the public welfare or be injurious to other property or improvements in the same vicinity and zone.
- D. The Hearing Officer finds that the granting of the variance will not be materially detrimental to coastal resources.

THEREFORE, THE HEARING OFFICER:

- 1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the MND and that the MND reflects the independent judgment and analysis of the Hearing Officer as to the environmental consequences of the Project; certifies that it considered the MMRP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record before the Hearing Officer that there is no substantial evidence that the Project will have a significant effect on the environment; adopts the MND and finds that the MMRP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
- 2. Approves **MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771** and **VARIANCE NO. RPPL2018004933**, subject to the attached conditions.

ACTION DATE: June 18, 2024

ER: RG: SS
June 6, 2024

c: Zoning Enforcement, Building and Safety

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO. RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. 2021000702**

PROJECT DESCRIPTION

The project is a Minor Coastal Development Permit ("MCDP") to construct a new 2,365-square-foot single-family residence with a detached 360 square-foot garage located on a two-acre property in the Santa Monica Mountains Coastal Zone, as well as a variance to construct a driveway access over 300 feet, subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition No. 8, 9 and 12. Notwithstanding the foregoing, this Condition No. 2 and Conditions No. 3, 4, and 7 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
8. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$426.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **one inspection after three years have elapsed**. Inspections shall be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for

additional inspections shall be \$426.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

9. Within five (5) working days from the day after the appeal period ends **July 11, 2024**, the permittee shall remit processing fees at the County Registrar-Recorder/County Clerk Office, payable to the County of Los Angeles, in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Wildlife pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as provided for in section 711.4 of the Fish and Game Code, currently **\$2,991.75** (\$2,916.75 for a Negative Declaration or Mitigated Negative Declaration plus \$75.00 processing fee). No land use project subject to this requirement is final, vested or operative until the fee is paid.
10. The permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
11. Within thirty (30) days of the date of final approval of the grant by the County, the permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the Mitigated Negative Declaration for this Project, in the office of the Recorder. Prior to recordation of the covenant, the permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the permittee's compliance with the required mitigation measures.
12. The permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The permittee shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
13. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
14. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.

15. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
16. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by August 19, 2024.**
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PROJECT SITE-SPECIFIC CONDITIONS

19. The building site area, as defined in County Code Section 22.44.630, shall be limited to an area no greater than 7,752 square feet.
20. The exterior colors of all structures shall be earth-toned and shall not include bright or white tones. No glossy or reflective materials are permitted for exterior construction, other than glass, which shall be the least reflective variety available.
21. Exterior lighting shall comply with the provisions of County Code Section 22.44.1270 in order to avoid light trespass.
22. Equipment for grading, construction, and fuel modification shall be pressure-washed before transport to the property to remove dirt and any invasive plant propagules. Contractors for grading and construction shall be informed of a policy to pressure-wash equipment before transport to the site to remove any encrusted soil and/or plant propagules from the undercarriage, chassis, wheel wells or other parts and that the biological monitor will be checking equipment at entry to the site. Contractors shall be informed of the requirement to supply drip pans to be placed under all construction vehicles when parked on the site. The biological monitor shall have authority to check entering construction equipment and send out for washing any equipment with encrusted dirt and/or plant propagules in the undercarriage, chassis, wheel wells or other parts. The biological monitor shall report on the procedures to check equipment washing and results. The biological monitor shall report on whether the contractor has supplied drip pans to be placed under stationary equipment and other parked

vehicles. The biological monitor shall report on these procedures and results in the initial project reports to Regional Planning.

23. A Construction Runoff Plan shall be prepared that depicts the locations of any sediment and debris traps, any straw wattles, sandbags, or silt fence that will be used to direct flows to the traps, and flow directions. The permittee's contractor shall inspect the traps and other containment devices to ensure proper function. The plan should be implemented during the rainy season or prior to rain events.
24. The permittee's contractor shall comply with all litter and pollution laws and will provide covered trash receptacles so that all food scraps, food wrappers, beverage containers, etc. can be disposed of. The contractor will empty the trash receptacles at the end of each day or as needed and dispose of it at an off-site landfill.
25. The permittee's contractor shall ensure that no debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into the nearby stream.
26. The permittee's contractor shall refuel and lubricate all equipment over drip pans or other appropriate containment devices.
27. The permittee's contractor shall position all stationary equipment and any equipment that is to be repaired over the drip pans or other appropriate containment devices.
28. The permittee's contractor shall check and maintain all equipment on a daily basis in order to prevent leaks. If a leak occurs, the permittee's contractor shall immediately clean up any spills and fix the leak.
29. The permittee's contractor shall make available at the site all supplies necessary for clean-up of spills (absorbent and barrier materials in quantities determined by the permittee's contractor to be sufficient to capture the largest reasonably foreseeable spill and drums or containers suitable for holding and transporting contaminated materials).
30. The two Laurel Sumac trees proposed for encroachment, as depicted on the approved Exhibit "A," shall be monitored for 10 years following the completion of construction, with annual reports provided by the permittee to LA County Planning.
31. For work in native tree protected zones, the arborist may take down fencing, supervise work, and reinstall fencing after work completion.
32. All grading and construction work within a tree protection zone ("TPZ") shall be supervised by the arborist-of-record in conjunction with foremen. All work within TPZs shall be done with hand tools as supervised by the arborist-of-record.

33. If any encroached tree dies or has deteriorating health during the monitoring, a total of 10 mitigation trees of that species shall be planted on the Project Site or in a satisfactory off-site location, as determined by the Director. Mitigation trees shall be monitored for a total of 10 years after planting. Reports on new mitigation trees shall be added to the annual reports provided to LA County Planning during the monitoring period.
34. If any mitigation tree dies or deteriorates during monitoring, it shall be replaced by one mitigation tree of the same species and monitored to the end of the original monitoring period. Replacement trees shall be of the stock of the Santa Monica Mountains of Los Angeles and Ventura counties.
35. During fuel modification, the permittee shall retain as many non-sprouting species as possible. Such species usually have a single trunk, which shall not be cut off in pruning, as this results in the death of the plant. The permittee shall utilize multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs shall be pruned in a staggered, clumped pattern on an alternating schedule, allowing two to three years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. Locally indigenous plants thinned for fuel modification shall be chipped up and used as native plant mulch. Disking and indiscriminate clearing is prohibited in any fuel modification zone. During the removal of fuel ladders from trees, lower branches shall be pruned up to one-third of tree height, or up to six feet maximum for trees 18 feet and taller.
36. Glass shall be least reflective and/or incorporate frit patterns to promote energy conservation and prevent bird strikes, per the requirements of County Code Section 22.44.1320.
37. A professional Native American monitor procured by the Fernandeno Tataviam Board of Mission Indians (Tribe) and approved by LA County Planning to observe grading and excavation operations, within the project limits of disturbance on a once-per-week inspection schedule for the duration of such grading and excavation activities.
38. Prior to the issuance of a grading permit, a qualified biologist shall be retained by the permittee as the lead biological monitor subject to the approval of the Director. That person shall ensure that impacts to all biological resources are minimized or avoided and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring

reports available to LA County Planning and the California Department of Fish and Wildlife ("CDFW") at their request.

39. The permittee shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the biological monitor.
40. Initial staging, grubbing, grading, and construction shall be scheduled to occur outside the nesting season of birds as defined by the CDFW, if feasible. Regardless of timing, breeding bird surveys shall be conducted before any activities are scheduled to occur and before installation of any protective fencing (see below), as follows:
 - a. If initial grubbing, grading, and construction activities are scheduled to occur outside CDFW's defined nesting season (generally February 1 - August 31), a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct a survey within seven days prior to, and again within three days prior to, the date that activities are scheduled to begin. The biologist shall focus efforts within the grading area, development area, the fuel modification zones, the driveway area, and areas within 50 feet of them. The biologist shall also survey 300 feet beyond these areas, as access allows.
 - b. If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys in the Santa Monica Mountains shall conduct weekly bird surveys beginning 30 days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than three days prior to the initiation of project activities. If a protected native bird is found in suitable nesting habitat, all project activities within 300 feet of on- and off-site suitable nesting habitat, or within 500 feet of suitable raptor nesting habitat, may be delayed until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any active nests. If the biologist determines that there are active nests within or adjacent these areas, they should establish appropriate buffer zones, as defined in "c" below.
 - c. If an active nest is found, regardless of time of year, project activities within 300 feet of the nest, or within 500 feet of raptor nests, or as determined by a qualified biological monitor, shall be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project

personnel, including all contractors working on site, shall be instructed on the sensitivity of the area.

- d. The qualified biologist shall provide the Director with a brief report summarizing the results of the surveys, as well as a description and assessment of implemented protective measures described above to document compliance with applicable state and federal laws pertaining to the protection of native birds.
 - e. If the qualified biologist determines that a narrower buffer between the project activities and observed active nests is warranted, they shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to LA County Planning and CDFW. Based on the submitted information, the Director (in consultation with CDFW) will determine whether to allow a narrower buffer. In circumstances when activities are scheduled to occur between an original buffer and a reduced buffer, a qualified biologist shall monitor the nest before, during, and after the activities, to determine if it is being affected.
 - i. The only activities that shall be allowed between the original buffer and the reduced buffer are those that generate noise levels less than 60 dBA as measured at the resource. The biologist shall record noise levels every hour and must have the authority to stop any activities that exceed 60 dBA if they determine that it is affecting, or has the potential to affect, the outcome of a nest.
 - ii. The biologist shall send weekly monitoring reports to LA County Planning and, upon request, to CDFW, documenting the status of monitored nests, and shall notify LA County Planning immediately if project activities damage active avian nests.
41. Initial grubbing and grading shall occur three to seven days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities allows wildlife, including special-status species, a chance to escape and reduces the potential of them being crushed by heavy machinery. A biologist shall monitor grubbing and grading to capture and relocate wildlife as necessary. The biologist shall hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
42. Fuel modification shall occur on the Project Site after or concurrently with the construction phase of the proposed project, as directed by the Fire Department.
- a. A qualified biologist shall implement the Nesting Bird Survey & Protection Plan before fuel modification occurs.
 - b. A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be

excluded from fuel modifications. The stakes shall remain in place until after fuel modification activities have been completed.

- c. A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.
43. The Project shall provide mitigation 1.23 acres of direct development in H2 Habitat Zone through the Resource Conservation Program ("RCP"), if such program is valid and in effect, or shall otherwise provide mitigation through restoration as mitigation pursuant to County Code Section 22.44.1950. If the RCP is valid and in effect at the time of implementation of this condition, the RCP may be utilized as mitigation instead of restoration. Pursuant to County Code Section 22.44.1950 A.3.f.i, the Habitat Impact Fee shall be calculated at the current updated in-lieu fee amount in effect at the time of, and shall be paid prior to, issuance of grading and building permits for any portion of the project. Should the RCP not be valid and in effect at the time of implementation of this condition, the Director shall require restoration as mitigation instead of reliance on the RCP pursuant to County Code Section 22.44.1950.A, and the Project shall provide mitigation pursuant to County Code Section 22.44.1950.C. If mitigation as restoration is required, the permittee shall submit a restoration and/or enhancement plan consistent with the LIP for review and acceptance by the Director of LA County Planning. The habitat restoration or enhancement shall be completed prior to or concurrently with construction of the Project and in any case, the vegetation and irrigation installation for the restoration and/or enhancement shall be completed prior to issuance of grading or building permits for any portion of the Project.
44. Any future development on the subject property or improvements to the approved development shall require a CDP amendment or new CDP. Prior to final approval, the permittee shall provide evidence of the recordation of a deed restriction against the property, free of prior liens, including tax liens and encumbrances which the Director determines may affect the interest being conveyed. The Director shall approve the text of the deed restriction reflecting this future improvement restriction. The deed restriction shall apply to the entirety of the Project Site, and shall insure that any future structures, future improvements, or change of use to the permitted structures authorized by the CDP, including but not limited to, any grading, clearing or other disturbance of vegetation, shall require the approval of an amendment to the CDP or the approval of an additional CDP, and that the exemptions otherwise provided in subsections A.1 or A.2 of County Code Section 22.44.820 shall not apply. The permittee shall provide evidence that the deed restriction appears on a preliminary report issued by a licensed title insurance company for the Project Site.
45. Per County Code Section 22.44.1260 F, grading shall be prohibited during the rainy season, defined as October 15 of any year through April 15 of the subsequent year.
46. Construction activity is prohibited on Sunday and any other time outside the hours of 8:00 a.m. and 6:30 p.m.

PROJECT NO. 2019-003283-(3)
MINOR COASTAL DEVELOPMENT PERMIT NO.
RPPL2019005771
VARIANCE NO. RPPL2019005776
ENVIRONMENTAL PLAN NO. 2021000702

CONDITIONS OF APPROVAL
PAGE 10 OF 10

Exhibit D-1 Mitigation Monitoring and Reporting Program
Exhibit D-2 County of Los Angeles Fire Department Conditions of Approval
Exhibit D-3 County of Los Angeles Department of Public Works Conditions of Approval
Exhibit D-4 County of Los Angeles Department of Public Health Conditions of Approval

Pursuant to County Code Section [22.44.850](#): Application - Burden of Proof, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A.	That the proposed development is in conformity with the certified local coastal program.
B.	That any development, located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone, is in conformity with the public access and public recreation policies of Chapter 3 of Division 20 of the Public Resources Code.

SANTA MONICA MOUNTAINS COASTAL DEVELOPMENT

PERMIT IN BIOLOGICAL RESOURCE AREAS

STATEMENT OF FINDINGS

Pursuant to County Code Section [22.44.1850.I.3.a](#), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

A. That the requested development is sited and designed to avoid H1 Habitat and areas within 100 feet of H1 Habitat except as permitted by Sections 22.44.1800 through 22.44.1950; and

B. That the requested development is sited and designed to avoid the 100-foot Quiet Zone except as set forth herein; and

C. That the requested development is sited and designed to avoid H2 "High Scrutiny" and H2 Habitat to the maximum extent feasible. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize and mitigate significant adverse impacts in conformance with the policies and provisions of the LCP; and

D. That the requested development is sited and designed to avoid wildlife movement corridors (migratory paths) to the maximum extent feasible to ensure these areas are left in an undisturbed and natural state. Where avoidance is not feasible and it is necessary to allow the owner a reasonable economic use of the property, the requested development is sited and designed to minimize significant adverse impacts in conformance with the policies and provisions of the LCP; and

The proposed project does not fall within a irreplaceable and essential corridor. Rather the project is defined as being in a connections with "implementation flexibility zone". Additionally, the project scope of work has been designed as a cluster development to minimize any potential impacts to wildlife.

E. That roads and utilities serving the proposed development are located and designed so as to avoid H1 Habitat, H1 buffer, and to avoid or minimize significant adverse impacts to H2 "High Scrutiny," and H2 Habitat, and migratory paths.



Los Angeles County Department of Regional Planning



Planning for the Challenges Ahead

VARIANCE FINDINGS

Pursuant to Section 22.194.050 (Findings and Conditions), the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

B.1 Because of special circumstances or exceptional characteristics applicable to the property, the strict application of the County Code deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The related zoning application is for the new construction of a 2,365 SF two-story, single family residence, with a detached 360 square foot garage, on a currently vacant 2 acre parcel. A minor CDP was recommended for this project, however a minor CDP allows a drive-way of up to 300 feet. As the lot does not directly abut a public road, there is a ~500 foot access easement stretching from Stunt Road to the lot, and the project requires an access drive-way to be placed of approximately 480 feet to allow for vehicular access. Therefore, a variance was recommended along with the minor CDP.

B.2 The modification authorized will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the property is situated.

Given the topography of the surrounding area, there are other properties in the area with a similar issue. As such, there are in fact other access driveways over the 300 foot limit which have been approved and constructed. Therefore, the modification authorized would not constitute a grant of special privilege of any sort relative to other properties in the vicinity/zone.

B.3 Strict application of zoning regulations as they apply to such property will result in practical difficulties or unnecessary hardships inconsistent with the general purpose of such regulations and standards.

Strict application of the zoning rules would in fact cause practical difficulties and unnecessary hardship, and furthermore make the project unfeasible as there would be no way to have vehicular access to the proposed single family residence, even though the proposed structures have been placed as close as possible to Stunt Road. Vehicular access not being possible would cause undue hardship for both residents, visitors and the ability for a fire truck to access the lot.

Rev. 03/2019

B.4	Such adjustment will not be materially detrimental to the public health, safety, or general welfare, or to the use, enjoyment, or valuation of property of other persons located in the vicinity.
-----	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

As the variance simply asks for an exception to the length of an access road, and merely entails the development of a road leading up to the lot, the variance would not be detrimental to public health, safety, general welfare, or use or enjoyment of other properties located in the vicinity.	_____

MINUTES OF THE ENVIRONMENTAL REVIEW BOARD (ERB)
Unincorporated Coastal Zone, Santa Monica Mountains, Los Angeles County
Virtual Meeting of July 19, 2021

Present:

ERB Members

Rosi Dagit
Ron Durbin
Margot Griswold, PhD(Chair)
Danielle LeFer, PhD
Travis Longcore, PhD (Vice Chair)

Regional Planning Staff

Joseph Decruyenaere, Senior Biologist
Tyler Montgomery, Planner
Will Chen, Planner
Iris Chi, ERB coordinator

PART I: PRELIMINARY BUSINESS

- 1a. Roll call.
- 1b. Iris Chi provided instruction on the virtual meeting and how the public and applicant may participate in the meeting.

PART II: APPROVAL OF MINUTES

2. Discussion and approval of minutes from ERB meeting of June 21, 2021
Motion/Second by Dagit/Durbin: Move to approve minutes, Vote - Ayes: Unanimous

PART III: OLD BUSINESS

3. Bandi Single Family Residence, 10112 Yellow Hill Rd., Malibu, CA 90265

Project No.	R2014-03622-(3)
Permit No.	Minor CDP & Variance RCDP-201400015
APNs:	4472-016-004, 4472-016-903 (L.A. County); 7000-030-055, 7000-030-095, 7000-030-115 (Ventura County)
Address:	10112 Yellow Hill Road, Malibu
Location:	Arroyo Sequit, Santa Monica Mountains
USGS Quad:	Triunfo Pass
Applicant:	Chandrasekhar Bandi, Applicant and Owner
Biologist:	Scott M. Werner, Werner Biological Consulting
DRP Planner:	Tyler Montgomery
DRP Biologist:	Joseph Decruyenaere, Senior Biologist

Project Description:

The applicant proposes the construction of a new multi-level 4,376-square-foot single-family residence, attached 811-square-foot garage, 329-square foot pool/spa, and 1,198 square feet of decking, stairs, and retaining walls in the Santa Monica Mountains Coastal Zone. The access driveway commences in Ventura County from Yellow Hill Road at APN 7000-030-095 and is to be located on an existing 60-foot wide access easement. The driveway would then enter APNs 7000-030-055 and 7000-030-115 and be located within a new 40-foot access easement. It enters Los Angeles County on an adjoining open space property (APN 4472-016-903) through

an existing 60-foot wide access easement and continues to the subject property. The length of the portion of the access driveway in Ventura County will be 1,420 feet and the remaining length of the portion of the access driveway in Los Angeles County will be 300 feet. A separate permit (PL17-0130) for the Ventura County portion is currently pending. The subject property is 4.84 acres of sloping terrain, all of which is designated as H2 and H2 High Scrutiny Habitat. The adjoining property, which would provide a portion of the access driveway, also contains H2 and H2 High Scrutiny Habitat. The site is located in a Scenic Resource Area, as it is visible from Mulholland Highway, a designated scenic highway. All structures would have a maximum height of 18 feet above grade. Project grading would consist of 2,854 cubic yards cut, 34 cubic yards fill, and 2,820 cubic yards export. There will be additional grading volumes in Ventura County. The project requires a Minor Coastal Development Permit with ERB review due to the proximity of H2 and H2 High Scrutiny Habitat. It additionally requires a Variance due to the access driveway exceeding 300 feet in length. A single-family residence, vacant private land, and natural protected lands are located within a 1,000-foot radius. Land use designation is RL40 (Mountain Lands – 1du/40acres); Zoning is R-C-40 (Rural Coastal – 40-acre minimum required lot area). A well will provide water for the project.

Resources: Arroyo Sequit Watershed (ridgeline between two tributaries), H2 habitat, H2 high scrutiny habitat, easement on NPS land

Previous project review by ERB was on September 16, 2019.

https://planning.lacounty.gov/view/environmental_review_board/2019_09_16

ERB Comments:

1. Photometric/Lighting Plan is insufficient to tell what the footprint of impacts will be. Lighting designer needs to add additional digits to foot-candle measurements accurately show the lighting impacts.
2. Proposed light fixtures have an uplight rating of 3 that is not consistent with the uplight rating of 0 for shielded light fixtures. Change or modify the fixtures to obtain uplight rating of 0.
3. Proposed lighting is 3,000 kelvin is too high for this environment and will attract bugs. Switch to lighting with 2,200 kelvin or 1,800 kelvin rating.
4. Reduce the number of outdoor light fixtures or have motion sensor activation.
5. Defensible space is fully within the subject parcel. However, the parcel does not allow for safety zones for on ground firefighting. Potential firefighting assistance may only be in form of air attack.
6. Due to the high risk environment, additional water storage measures like cisterns can be used for irrigation and management of onsite resources. The proposed plan has adequate capacity to capture run-off but additional water storage capacity for fire-fighting purposes is recommended.

ERB Motion:

1. Approve County's remapping from H2-High Scrutiny to H2

Motion/Second by Longcore/ Durbin, Vote – Ayes: unanimous

2. Recommend for consistent after modifications to be approved by the planner including revision of lighting plan to reduce number of fixtures, reduce temperature to 2,200 kelvin or below, and use fixtures that have 0 uplight.

Motion/Second by Longcore/ Dagit, Vote – Ayes: unanimous

PART IV: NEW BUSINESS

4. Ghazarian Single Family Residence, 2140 Stunt Rd., Calabasas

Project No.	2019-003283-(3)
Permit No.	Minor CDP RPPL2019005771
APNs:	4455-041-001
Address:	2140 Stunt Road, Calabasas
Location:	Dry Canyon-Cold Creek, tributary of Cold Creek & Malibu Creek, Santa Monica Mountains
USGS Quad:	Malibu Beach
Applicant:	George Ghazarian, Applicant and Owner
Biologist:	Robert Sweet, Environmental Science Associates
DRP Planner:	Martin Gies
DRP Biologist:	Joseph Decruyenaere, Senior Biologist

Project Description:

The applicant is requesting a Minor Coastal Development Permit and Variance to authorize the construction and maintenance of a new 2,365 sf, two-story, single family residence on one 2-acre parcel. The project takes access off Stunt Road and requires the Variance for the new 480-foot-long driveway from Stunt Road to the project site. Impervious surfaces are calculated as totaling 15,920 sf with a net impervious area of 12,645 sf when accounting for portions of the road utilizing permeable pavers. The project includes a total of 1,746 cy of grading consisting of 725 cubic yards of Cut, 339 cubic yards of Fill, with 682 cubic yards of over-excavation and recompaction. 386 cy will be exported from the site. The project parcel is mapped in the LCP as H2 and H3. The Biological Assessment proposes remapping most of project site as H2 habitat, with some H3 along the southern boundary of the parcel. With the proposed mapping, the building site and onsite driveway improvements are in H2 habitat and the offsite driveway improvements are in H3 habitat. The Project has an approved fuel modification plan for Zones A and B only. Fuel modification will impact 1.08 acres of H2 habitat through fuel modification Zones A and B. There are two native laurel sumac trees offsite to the south that may be impacted with encroachments exceeding 30% of the canopy by offsite brush clearance as they are within the Zone B for the proposed residence. Existing laurel sumac saplings in the northern portion of the project site are proposed to be preserved as mitigation. Appurtenant development proposed for the project includes retaining walls, septic system, required fire department turnaround, and required walkways for Fire Department access. The project has a proposed Building Site Area of 7,752 square-feet after excluding the 17,217 square-feet for required Fire Department access and onsite turnaround. The Project is providing a 5,880-gallon dry-well providing drainage capture of 898 cubic feet, exceeding the required 786 cubic feet for a 0.75 inch rainfall event. Water will be supplied by the Las Virgenes Municipal Water District.

Resources: Dry Canyon-Cold Creek, tributary of Cold Creek and Malibu Creek Watersheds, H2 Laurel Sumac Alliance habitat

ERB Comments:

1. Do not irrigate Laurel Sumac trees. Root systems are already established and irrigation can cause more damage by .
2. Applicant may not need the driveway lights and may choose to not include in the proposal. If included, exterior lighting needs to be lowest possible temperature and shielded downward. Driveway lights on a switch that can be turned off when not in use.
3. Potential for Zone C fuel modification pending final fuel modification inspection evaluating defensible space. Elevation is increasing as you move away from structure which may require minimal additional fuel modification in addition to Zone B.

ERB Motion:

1. Approve County's remapping as proposed in the Biological Assessment, remapping most of project site as H2 habitat, with some H3 along the southern boundary of the parcel.

Motion/Second by Griswold/ Dagit, Vote – Ayes: unanimous

2. Conclude that the project is consistent with the applicable biological resource protection policies and development standards of the SMMLCP after modifications including the revision of the lighting plan as recommended.

Motion/Second by Griswold/ Longcore, Vote – Ayes: unanimous

PART IV: PUBLIC COMMENT

4. Public comment pursuant to Section 54954.3 of the Government Code. No request for public comments.
5. Rotational basis for chair/vice chair appointment. ERB requested that the current protocol for selection of chair/vice chair remain.

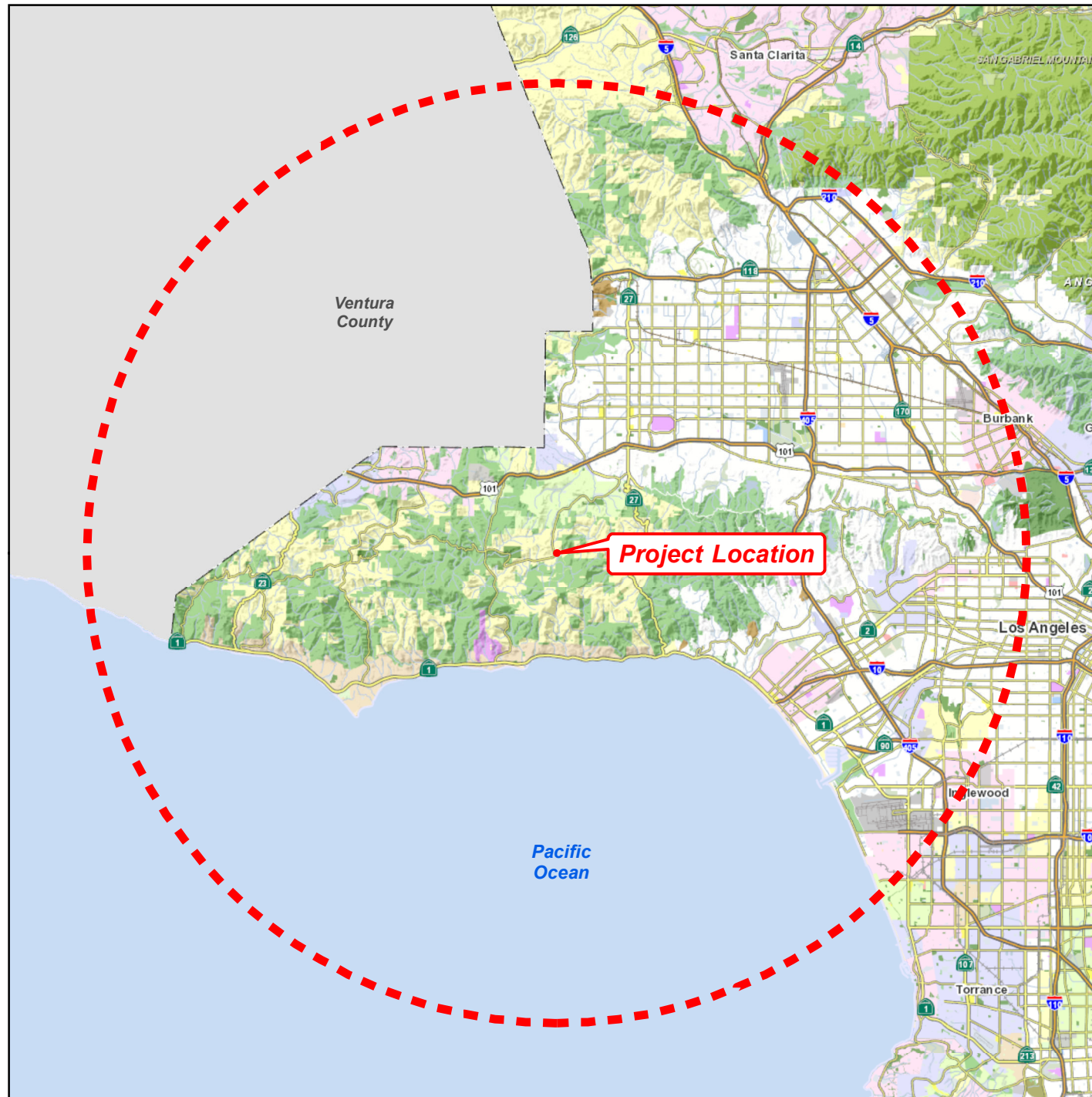
PART V: ADJOURNMENT : Adjournment to 1:00 pm, August 16, 2021.

20-MILE RADIUS

LOCATOR MAP

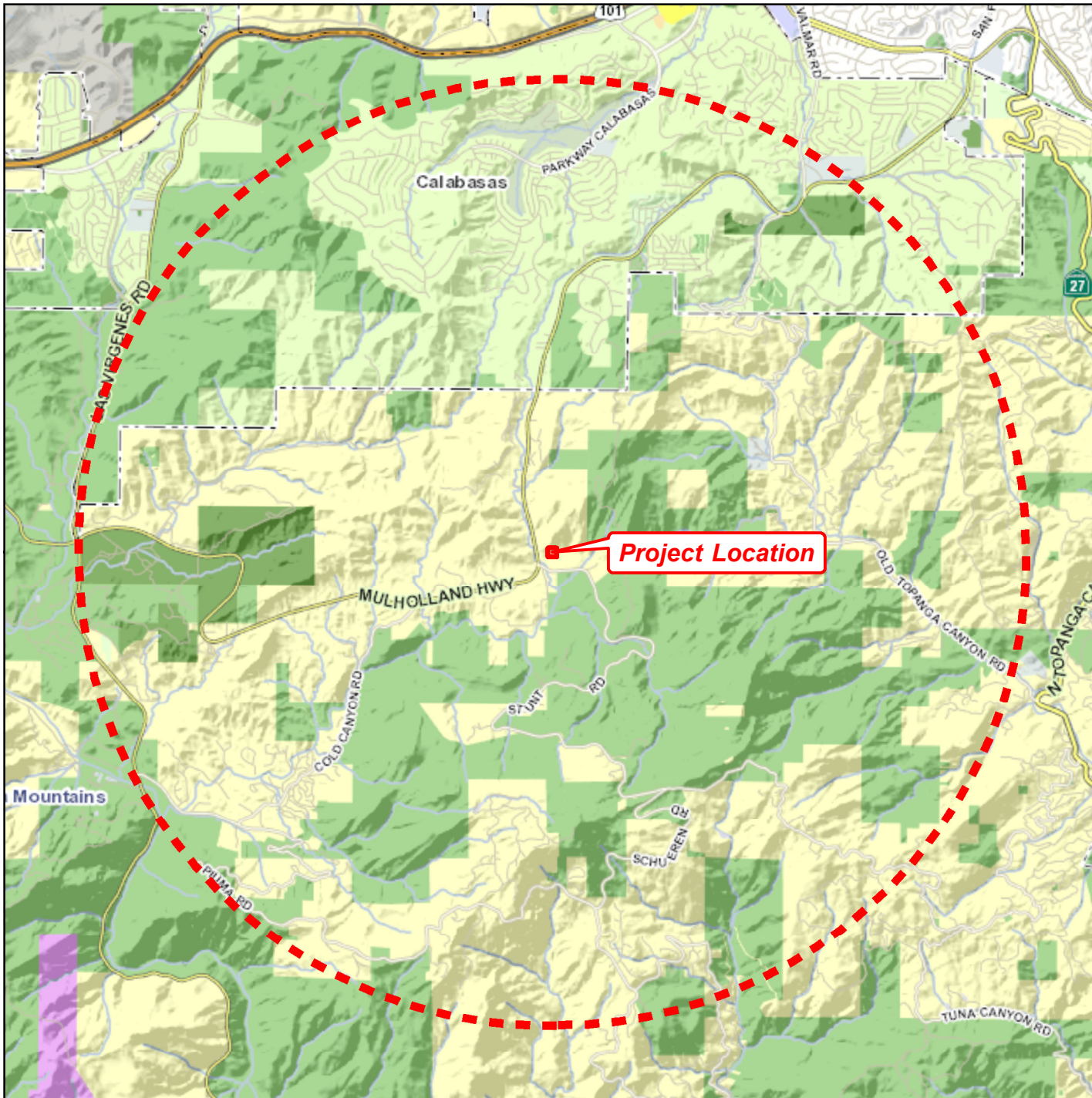
PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

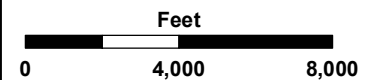


3-MILE RADIUS

LOCATOR MAP

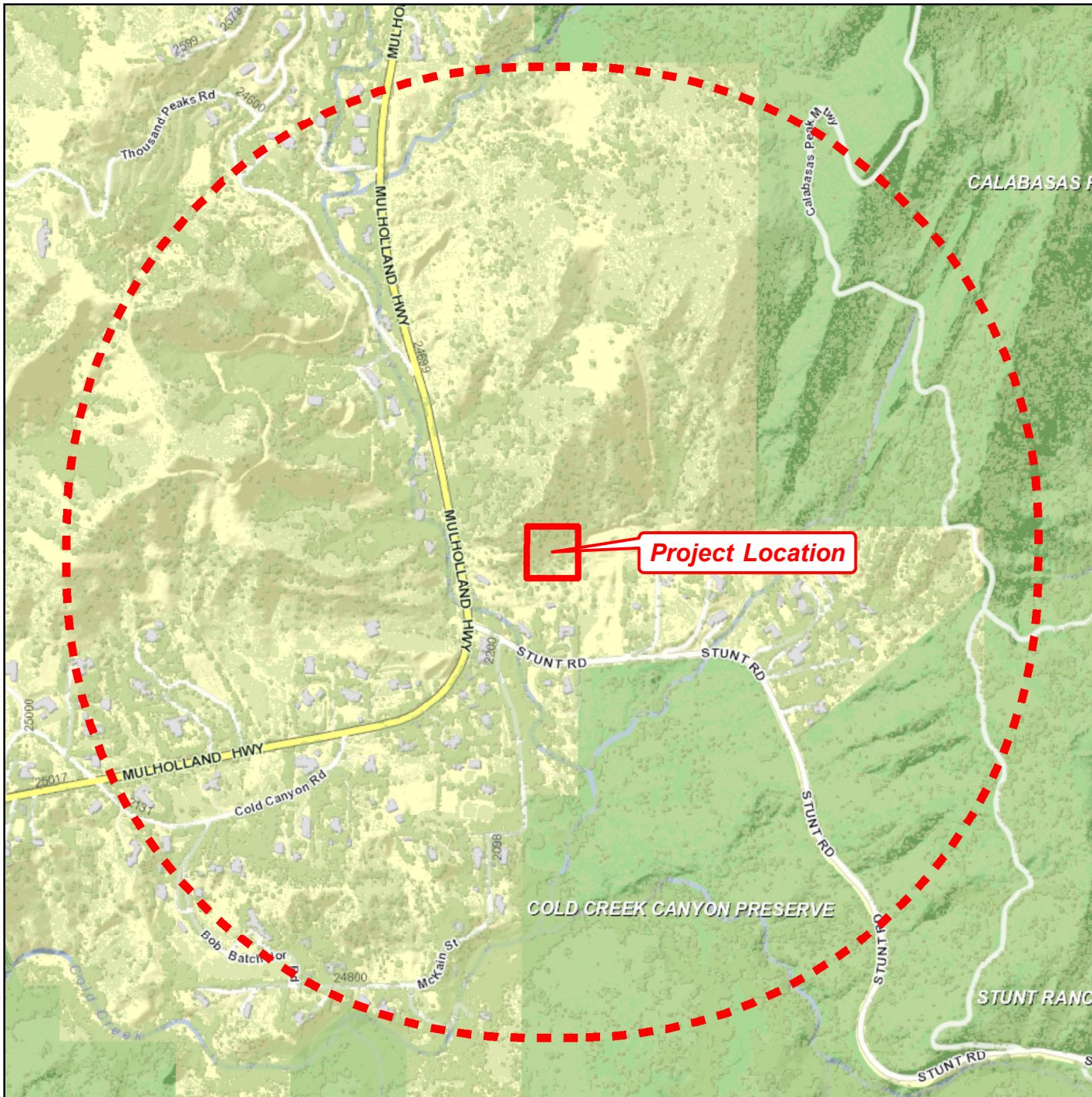
PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771



LA COUNTY
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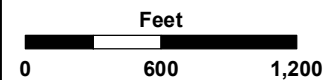


HALF-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771



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AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771

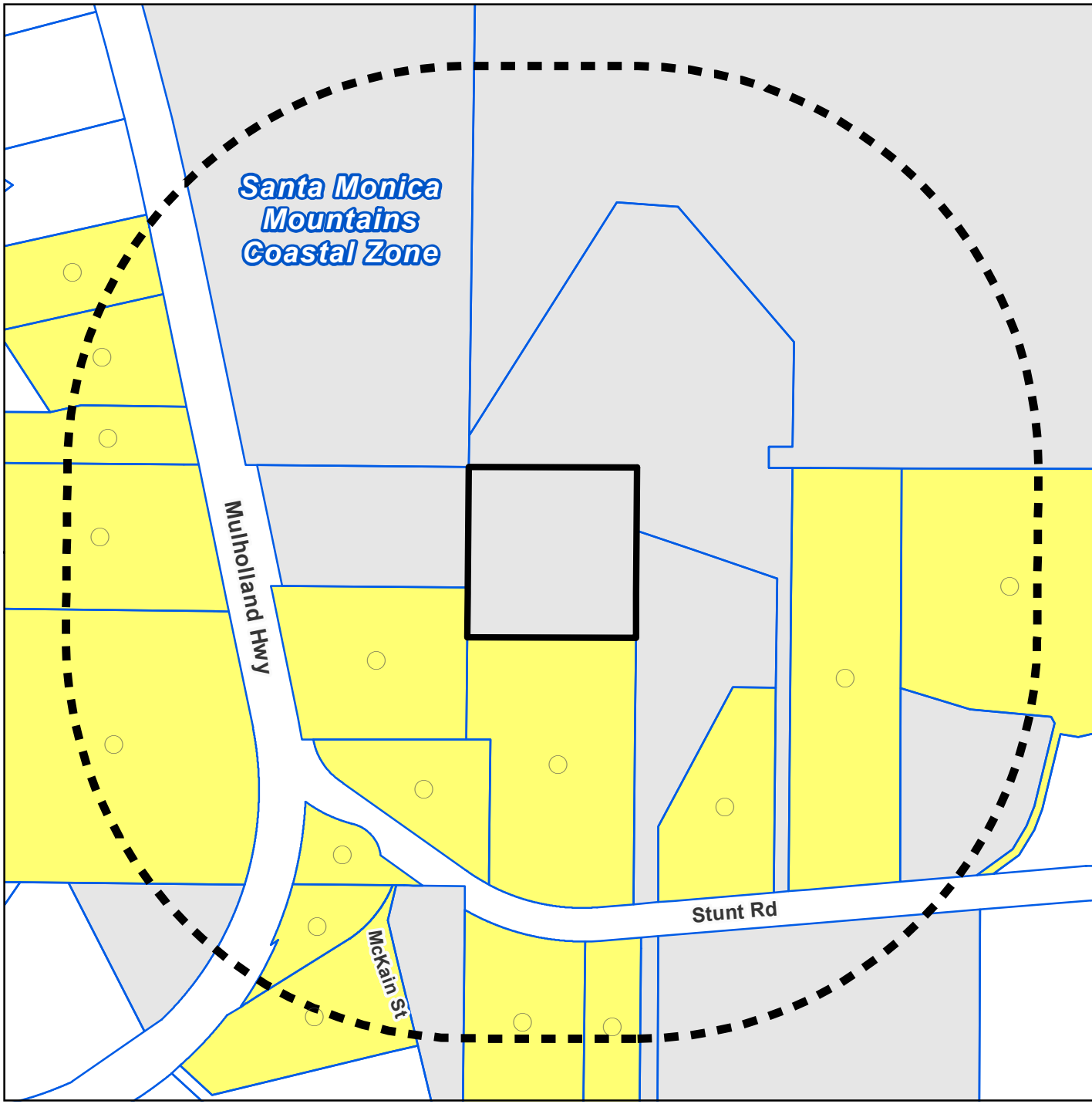
Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2022

Feet
0 100 200



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EXISTING LAND USE

700-FOOT RADIUS MAP

PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771

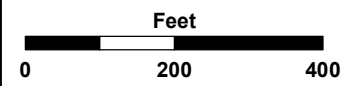
 700-ft Coastal Radius

Existing Land Use (Assessor Use Codes)

 Residential - Single Unit*

 Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



LA COUNTY
PLANNING

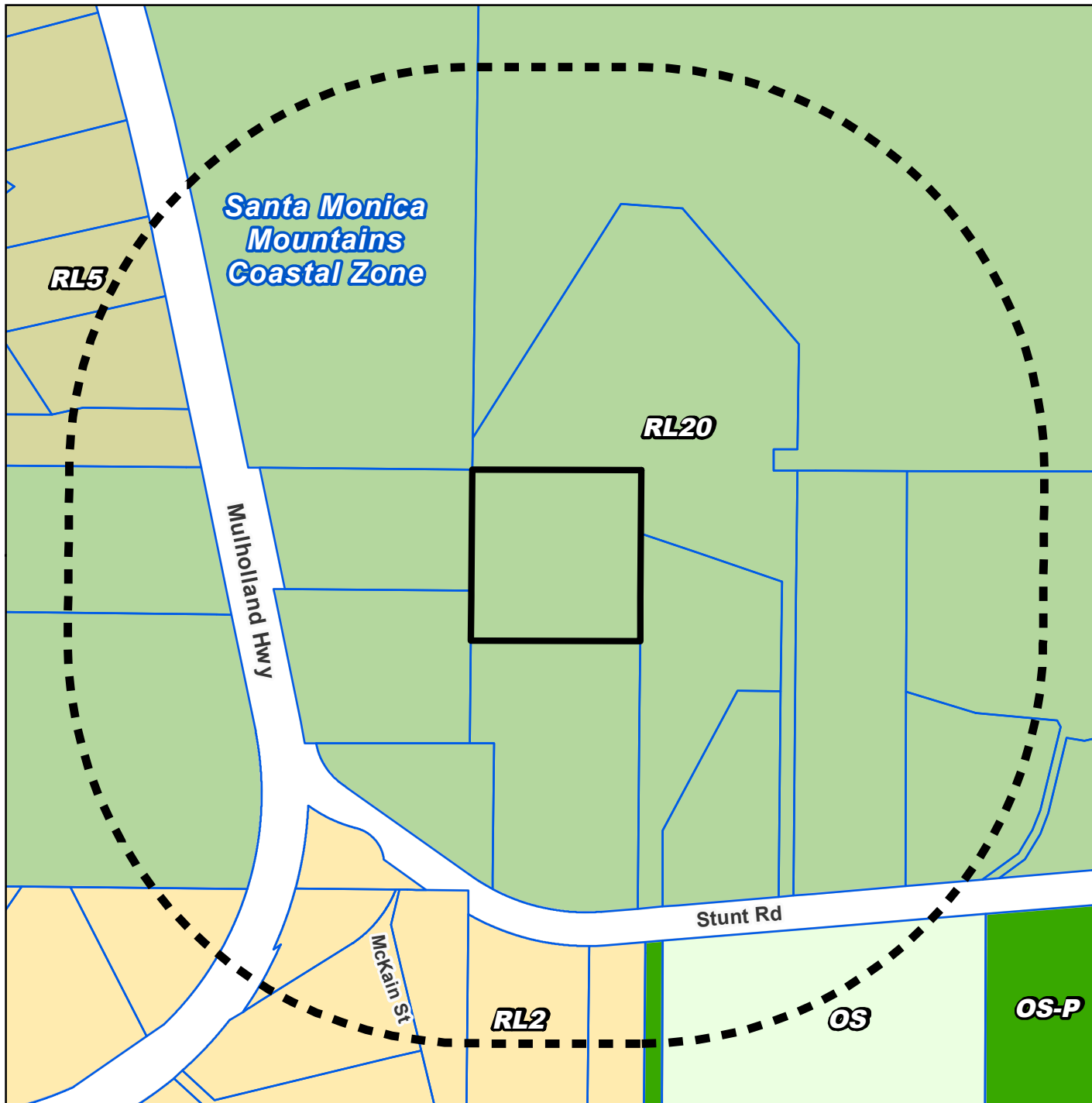
LOS ANGELES COUNTY
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
LAND USE POLICY

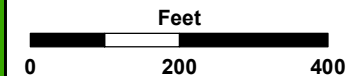
700-FOOT RADIUS MAP

PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771

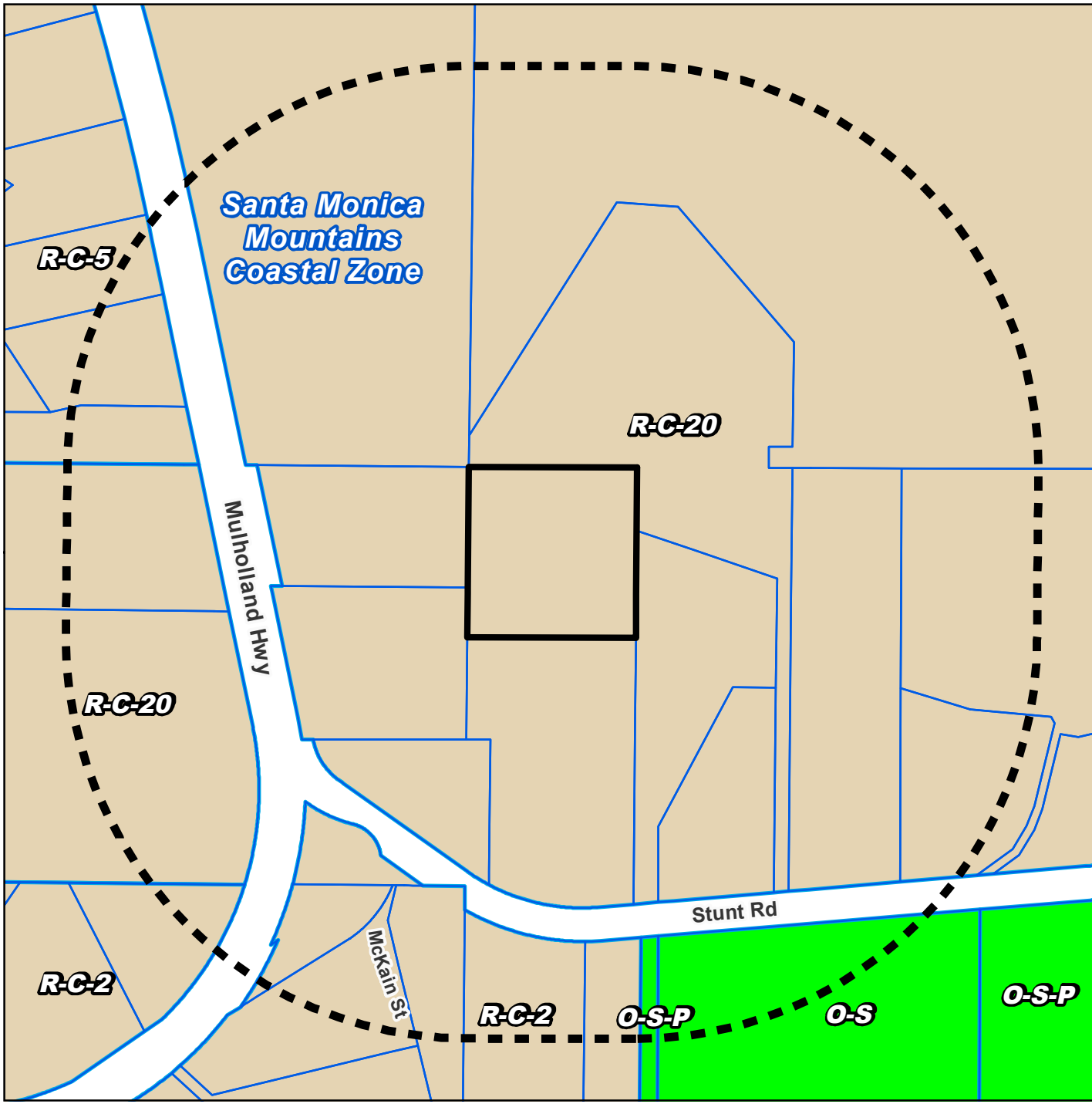


-  RL20 - Rural Lands (1 du / 20 ac)
-  RL5 - Rural Lands (1 du / 5 ac)
-  OS - Open Space
-  OS-P - Open Space-Parks
-  RL2 - Rural Residential (1 du / 2 ac)



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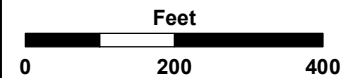
ZONING

700-FOOT RADIUS MAP

PROJECT NO. PRJ2019-003283

MINOR CDP RPPL2019005771

-  R-C - Rural Coastal
-  O-S - Open Space
-  O-S-P - Open Space - Parks



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Los Angeles, CA 90012



Photo 1 (N). Photograph depicts the disturbed landuse along the proposed access easement. The disturbed areas have been previously graded and support mainly non-native herbaceous growth.



Photo 2 (SE). Photograph depicts “disturbed” chamise-laurel sumac shrubland to the south of Stunt Road, within the study area.



Photo 3 (W). Photograph depicts “disturbed chamise-laurel sumac shrubland to the west of the proposed access easement and south of the project site.



Photo 4 (NE). Photo depicts disturbed landuse located within the adjacent property to the east of the project site.



Photo 5 (W). Photo depicts chamise-laurel sumac shrubland within the central portion of the project site. The proposed residence will be situated in the foreground.



Photo 6 (NW). Photo depicts chamise-laurel sumac shrubland within the central portion of the project site. The proposed residence will be situated in the foreground.



Photo 7 (SE). Photo depicts chamise-laurel sumac shrubland within the central portion of the project site. The project site and surrounding residences can be seen in the distance.



Photo 8 (E). Photo depicts chamise-laurel sumac shrubland within the central portion of the project site. The project site and surrounding residences can be seen in the distance.



Photo 9 (NE). Photo depicts the sandstone outcrops located within the northwest corner of the project site and study area.



Photo 10. Photo depicts the woodrat middens observed within the laurel sumac shrub, south of the project site, within the study area.



**COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC HEALTH
DIVISION OF ENVIRONMENTAL HEALTH
5050 COMMERCE DRIVE BALDWIN PARK, CA 91706 (626) 430-5380**

July 8, 2020

**CASE: RPPL2019005771
Project: 2019-003283
Planner: Gies, Martin
Location: 2140 Stunt Rd, Calabasas 91302**

The Department of Public Health-Environmental Health Division has reviewed the above project proposal to construct a 2-story single family residence with a detached garage on a 2 acre parcel with a driveway built upon an access easement on the property.

Public Health recommends approval of the above project with the final conditions below required prior to obtaining building permits.

Land Use Program: Wastewater

1. The Enhanced System Pre-Coastal conceptual approval will expire 4-21-2021. If no changes have been made that impact the proposed septic system, and an additional (final) one-year extension is needed, then submit an application with the appropriate fee before the expiration date noted above.
2. Once Coastal Commission approval is granted and the project moves toward the building permit phase. The project will then require an onsite waste treatment system "POST COASTAL COMMISSION..." application for Departmental review prior to obtaining a building permit.

Drinking Water Program

3. The permittee shall provide a current (within last 12 months) and signed in-force "Will Serve" letter from the water district or provider for the proposed project. For conditional "Will Serve" letters, the Department requires a list of conditions and a signed/dated statement from the project owner that they will comply with said conditions.

For question regarding this report, please contact Shayne LaMont, Land Use Program for any questions regarding this report: slamont@ph.lacounty.gov.



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

February 3, 2021

IN REPLY PLEASE

REFER TO FILE: **LD-4**

TO: Rob Glaser
Zoning Permits Coastal Section
Department of Regional Planning

Attention Martin Gies

FROM: Art Vander Vis 
Land Development Division
Department of Public Works

CDP-SMMLCP-MINOR (RPPL2019005771)
2140 STUNT ROAD
ASSESSOR'S MAP BOOK 4455, PAGE 41, PARCEL 1
COUNTY UNINCORPORATED COMMUNITY OF CALABASAS

Thank you for the opportunity to review the zoning application and site plan for the proposed project. The project is requesting a Minor Coastal Development Permit for the construction of new a 2,365-square-foot, two-story, single-family residence and a detached 360-square-foot garage on a vacant 2-acre parcel.

- ☒ Public Works recommends that the conditions shown below be applied to the project if ultimately approved by the advisory agency.
- ☐ Public Works has comments on the submitted documents; therefore, a Public Hearing shall **NOT** be scheduled until the following comments have been addressed:

1. Street

- 1.1. Prior to issuance of a grading or building permit, submit street improvement plans to Public Works, through the EPIC-LA portal under "Public Improvement Plans: Street Plans," that reflects the following for review and approval:

Be advised that we currently have no known County construction projects within the limits of your project. Should a County project be scheduled and constructed ahead of the applicant's development, a pavement moratorium may be imposed that would restrict any pavement work for two

years. Exceptions could be made if acceptable rehabilitation measures are provided. The applicant is encouraged to monitor <https://pw.lacounty.gov/gmed/lacroads/Find.aspx> periodically to determine if any future County projects have been scheduled or to determine whether a pavement moratorium currently exist along streets fronting the project location.

- 1.1.1. Construct rural driveway approaches at the site. Relocate any affected utilities.
- 1.1.2. Provide and continuously maintain line of sight for the driveway, from both sides of Stunt Road (both horizontal and vertical), commensurate with a design speed of 50 miles per hour (430 feet). Remove any interfering obstructions including shrubs/trees blocking the line of sight.
- 1.1.3. Execute an Agreement to Improve for the street improvements.
- 1.2. Prior to issuance of a Certificate of Occupancy, construct all required street improvements.

For questions regarding the street conditions, please contact Ambria Vasquez of Public Works, Land Development Division, at (626) 458-4921 or avasquez@pw.lacounty.gov.

2. Building and Safety

Prior to issuance of a Certificate of Occupancy, comply with LID standards in accordance with the LID Standards Manual, which can be found at <https://pw.lacounty.gov/ldd/lib/fp/Hydrology/Low Impact Development Standards Manual.pdf>.

For questions regarding the building and safety condition, please contact RaChelle Taccone of Public Works, Building and Safety Division, at (626) 458-3164 or rtaccone@pw.lacountv.gov.

If you have any other questions or require additional information, please contact Ed Gerlits of Public Works, Land Development Division, at (626) 458-4953 or egerlits@pw.lacounty.gov.

JD:la



COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION

Land Development Unit
5823 Rickenbacker Road
Commerce, CA 90040
Telephone (323) 890-4243, Fax (323) 890-9783

CASE NUMBER: RPPL2019005771
PROJECT NUMBER: 2019-003283

MAP DATE: MAY 27, 2020
PLANNER: MARTIN GIES

**THE FIRE DEPARTMENT RECOMMENDS CLEARANCE OF THIS PROJECT TO
PROCEED TO PUBLIC HEARING AS PRESENTLY SUBMITTED WITH THE
FOLLOWING CONDITIONS OF APPROVAL.**

CONDITIONS OF APPROVAL – ACCESS

1. All on-site Fire Apparatus Access Roads shall be labeled as “Private Driveway and Fire Lane” on the site plan along with the widths clearly depicted on the plan. Labeling is necessary to assure the access availability for Fire Department use. The designation allows for appropriate signage prohibiting parking.
2. Fire Apparatus Access Roads must be installed and maintained in a serviceable manner prior to and during the time of construction. Fire Code 501.4
3. Provide a minimum unobstructed width of 20 feet, exclusive of shoulders and an unobstructed vertical clearance “clear to sky” Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. Fire Code 503.1.1 & 503.2.1
4. A required 32 centerline turning radius must be provided at all turns within Fire Department vehicular access. Provide the dimensions on the site plan or show a standard detail to be represented at all turns with Fire Department vehicular access.
5. A recorded access easement must be provided by the LA County Recorders office for access which traverses through the adjacent lot.
6. Dead-end Fire Apparatus Access Roads in excess of 150 feet in length shall be provided with an approved Fire Department turnaround. Fire Code 503.2.5
7. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds, and shall be surfaced so as to provide all-weather driving capabilities. Fire apparatus access roads having a grade of 10 percent or greater shall have a paved or concrete surface. Fire Code 503.2.3



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8. The gradient of Fire Apparatus Access Roads shall not exceed 15 percent unless approved by the fire code official. Fire Code 503.2.7
9. On paved private access roads the maximum allowable grade shall not exceed 15% except where topography makes it impracticable to keep within such grade, then an absolute maximum grade of 20% will be allowed for up to 150 feet in distances. The break shall be 50 feet in length with a maximum grade of 5%. The average maximum allowed grade shall not be more than 17%. Change in grade shall not exceed 10% in 10 feet.
10. Indicate the various grade percentages and their lengths of the Fire Department access roadway on the site plan. Provide a road profile for proposed access roads with grades greater 15 percent.
11. Abrupt changes in grade shall not exceed the maximum angles of approach and departure for fire apparatus. The first 10 feet of any angle of approach or departure or break-over shall not exceed a 10 percent change or 5.7 degrees. Fire Code 503.2.8

CONDITIONS OF APPROVAL – WATER SYSTEM

12. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Department C105.1 CFC.
13. All required PUBLIC fire hydrants shall be installed, tested and accepted prior to beginning construction. Fire Code 501.4
14. The required fire for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.
15. Provide a Form 195 signed and completed by the local purveyor.



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CASE NUMBER: RPPL2019005771
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CONDITIONS OF APPROVAL – FUEL MODIFICATION

16. This property is located within the area described by the Fire Department as the Very High Fire Hazard Severity Zone. A "Preliminary Fuel Modification Plan" shall be submitted and approved prior to public hearing. For details, please contact the Department's Fuel Modification Unit which is located at Fire Station 32, 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205.

Additional comments pending the information returned by the applicant for Fire Department plan check; presently all outstanding comments have been addressed via plan check.

For any questions regarding the report, please contact Joseph Youman at (323) 890-4243 or Joseph.Youman@fire.lacounty.gov.



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION

"Parks Make Life Better!"

Norma E. Garcia, Acting Director

May 28, 2020

TO: Martin Gies
Department of Regional Planning

FROM: Jui Ing Chien *JIC*
Planning and CEQA Section

SUBJECT: **CASE NO. RPPL2019005771**
COASTAL DEVELOPMENT PERMIT
PROJECT NO.: R2019-003283
APN: 4455-041-001

The proposed project, which consists of the construction of a single-family residence and a detached garage, has been reviewed for potential impacts on the facilities of the Department of Parks and Recreation (DPR). The project will not impact any DPR facilities and we have no comments.

Thank you for including this Department in the review of this document. If you have any questions, please contact me at jchien@parks.lacounty.gov or (626) 588-5317.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: June 6, 2024
PROJECT NUMBER: 2019-003283-(3)
PERMIT NUMBER(S): Minor Coastal Development Permit No. RPPL2019005771
Variance No. RPPL2019005776
Environmental Plan No. RPPL2021000702
SUPERVISORIAL DISTRICT: 3
PROJECT LOCATION: 2140 Stunt Road, Calabasas
OWNER: George Ghazarian and Emily Thieme
APPLICANT: George Ghazarian
CASE PLANNER: Shawn Skeries, Principal Regional Planner
sskeries@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. The Initial Study indicated that the project could potentially result in significant adverse effects on the environment, but those effects would be avoided or reduced to a less than significant level through project design modification and/or implementation of the recommended feasible mitigation measures. Therefore, the County proposes that a Mitigated Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). Accordingly, the enclosed Mitigation Monitoring & Reporting Program (MMRP) will need to be signed by the applicant and returned to the project planner.

Attached: Initial Study – Mitigated Negative Declaration
Mitigation Monitoring & Reporting Program (MMRP)

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Project No. 2019-003283, Minor Coastal Development Permit No. RPPL2019005771, Variance No. RPPL2019005776, and Environmental Plan No. RPPL2021000702

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

Contact Person and phone number: Shawn Skeries, Principal Regional Planner, Coastal Development Services; Office: (213) 974-0051; Direct: (213) 893-7042; sskeries@planning.lacounty.gov

Project sponsor's name and address: George Ghazarian, 18433 Hatteras Street, Tarzana, CA 91356

Project location: 2140 Stunt Road, Calabasas, CA 91302
APN: 4455-041-001 USGS Quad: Malibu Beach

Gross Acreage: Two Acres

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

Zoning: R-C-20 (Rural Coastal- 20-acre minimum required lot area), within the Santa Monica Mountains Local Coastal Zone

Description of project: The project includes the construction of a new 2,365 square-foot, two-story, single-family residence with detached 360 square-foot garage, new Onsite Wastewater Treatment System (OWTS), new access driveway through the adjacent parcel to the east (APN 4455-009-020), fire department turnaround, hardscaping and landscaping, associated irrigation and fuel modification activities, and a total of 1,746 cubic yards of grading consisting of 725 cubic yards of cut, 682 cubic yards of over-excavation, and 339 cubic yards of fill. 386 cubic yards of cut will be exported offsite to suitable site or landfill for proper disposal. The landscape plan includes the use of drought tolerant native species and irrigation within fuel modification zones A and B. The fuel modification plan includes Zone A and B clearance, radiating from the residence a total distance of 100 feet and will be maintained as specified in the approve fuel modification plan. The required fuel modification will result in encroachments into the protected zone of two native Laurel Sumac trees through raising the canopy and thinning of crown for fire safety requirements. Mitigation trees are required for the tree impacts are included in the project scope through the use of a native tree mitigation plan.

Surrounding land uses and setting: The project site is situated in the Santa Monica Mountains Coastal Zone at an approximate elevation of 1,000 to 1,4000 feet above mean sea level. The project site is located on a 2-acre parcel with relatively flat topography in the southern portion with steeply sloping topography in the northern portion. The existing site conditions include a mixture of disturbed conditions and both native and non-native vegetation. The driveway access would extend from Stunt Road through existing access easements along the existing unpaved access road. There are low-density single-family residences in the surrounding area along with vacant property containing native and non-native vegetation. The project site is located in H3 and H2 habitat as defined in the Santa Monica Mountains Local Coastal Program and has been reviewed by the Environmental Review Board (ERB).

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. The County notified all California Native American Tribes that previously requested formal notification. One California Native American tribe requested consultation on the project. The County completed confidential consultation with the tribe on May 13, 2021 and an additional consultation on October 21, 2021. The discussion on determination of significance of impacts to tribal cultural resources is further detailed in Cultural Resources and Tribal Cultural Resources.

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

Public Agency

Los Angeles County

Approval Required

Minor Coastal Development Permit*, building permit, grading permit
The project is located within the Santa Monica Local Coastal Program (LCP) boundaries. The Santa Monica Mountains LCP consists of the Land Use Plan (LUP), which contains land use policies, and more specific implementing actions in the Local Implementation Program (LIP). With regard to the Santa Monica Mountains LCP, the site is located in the R-C-20 (Rural-Coastal-20 acre-minimum lot size) Coastal Zone. The Santa Monica Mountains LCP divides the Coastal Zone into three habitat categories: H1, H2, and H3. H1 habitat and H2 habitat. H1 and H2 are areas in which plant and animal life, or their habitats, are either rare or especially valuable because of their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and development. H3 habitat consists of disturbed or isolated habitat areas that provide some important biological functions, but do not rise to a level of a H1 or H2. The proposed construction footprint is located within H2 habitat with County Fire Department required fuel modification encroaching into H2 and H3 habitat. Because the required fuel modification encroaches into H2 Habitat and because grading exceeds 50 cubic yards, a Minor CDP is required. Due to the proximity of the site to the LCP designated Scenic Resources, the height of the proposed residence is limited to an 18-foot maximum as required by Santa Monica Mountains LCP (Policy CO-136).

Major projects in the area:

Project/Case No.

Project No. 2019-00639, Case No. RPPL2019001142

Description and Status

Coastal Development Permit for restoration of unpermitted native tree and vegetation removal, and grading. (APN 4455-019-004). Pending.

Reviewing Agencies:

Responsible Agencies

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

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

County Reviewing Agencies

- ☒ Department of Public Works
☒ Fire Department
- Forestry, Environmental
Division
- Planning Division
- Land Development Unit
- Health Hazmat
☒ Parks and Recreation

Regional Significance

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

- ☒ Public
Health/Environmental
Health Division: Land Use
Program (OWTS), Drinking
Water Program (Private
Wells), Toxics Epidemiology
Program (Noise)

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------|
| <input 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 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 checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Utilities/Services |
| <input type="checkbox"/> Energy | <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Wildfire |
| <input checked="" type="checkbox"/> Geology/Soils | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> 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.

Shawn Skeries

Signature (Prepared by)

April 9, 2024

Date

Signature (Approved by)

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

Except as provided in Public Resources Code Section 21099, would the project:

a) Have a substantial adverse effect on a scenic vista? ☐ ☐ ☒ ☐

Less Than Significant Impact. The project site is in the vicinity and visible from LCP designated Scenic Resources, Mulholland Highway- a Scenic Route, and Stokes Ridge Trail. The project is set back on an interior parcel from Stunt Road and is on the lower elevation areas of the parcel, helping to obscure the views from Scenic Resources. The project is conditioned to a maximum height of 18 feet and required to use colors that are earth tone colors compatible with the surroundings, in order to reduce visual impacts. Therefore, the project would not have an adverse effect on Scenic Resources and the impacts would be less than significant.

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

Less Than Significant Impact. The project site is partially visible from Stoke Ridge Trail. The project is set back on an interior parcel from Stunt Road and is on the lower elevation areas of the parcel, helping to obscure the views from the trail. The project is conditioned to a maximum height of 18 feet and required to use colors that are earth tone colors compatible with the surroundings, in order to reduce visual impacts. Therefore, the Project would not have an adverse effect on trails and the impacts would be less than significant.

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

Less Than Significant Impact. The project is in the vicinity of a Scenic Route, a trail, and rock outcroppings. However, the project conditions limit the maximum height to 18 feet and require the use of earth tone colors, and non-reflective or shiny materials. There are no designated historic buildings in the vicinity. Therefore, the project would not have an adverse effect on scenic resources and the impacts would be less than significant.

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 or conflict with applicable zoning and other regulations governing scenic quality. (Public views are those that are experienced from publicly accessible vantage point) ☐ ☐ ☒ ☐

Less Than Significant Impact. The project would be located in an area of low-density existing residences of similar scale and character. Existing vegetation surrounding the project site and the mountainous topography would restrict public visibility of project site. The project design conforms to an 18-foot maximum height limitation to minimize the impact of the residence on the existing visual quality of the site. The project site contains hillsides exceeding a 25 percent grade and the project is required to comply with the Hillside Management standards of the LIP. These standards help to reduce the project visual impact,

minimizing grading to hillside resources and protecting hillsides. Therefore, the project would have a less than significant impact with regard to degrading the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features.

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

☐☐☒☐

Less Than Significant Impact. The rural environmental setting provides sufficient distance of at least 100 feet between the project site and the nearest residence, such that there would be no significant shadow impact to neighboring uses. The proposed building exterior would consist of non-reflective surfaces as required by the LIP so the project would not create a new source of substantial glare. In terms of nighttime views, the project is also required to comply with the outdoor lighting requirement of the LIP, which require downward facing and fully shielded lights. The one residence lighting proposed would not create a new source of substantial light. Therefore, the project will have a less than significant impact to creating a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area.

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 7, 2015). 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 LIP contains hillside management standards in County Code Section 22.44.1350 which are designed to protect designated hillsides from incompatible development. The standards are intended to protect hillside resources, minimize grading, etc., and focuses on design to minimize such impacts. A potentially significant impact would occur if the proposed project does not protect or avoid hillside resources to the extent feasible, minimize grading, or otherwise does not meet the required burden of proof and LUP policies related to hillside development.

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>
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"/>

No Impact. The project is located within the Santa Monica Mountains in the R-C-20 Zone (Rural Coastal, 20-acre minimum required lot area). The site is on a partially disturbed site with a mixture of native and non-native vegetation, with similar private residences in the vicinity. The project is not on or near Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Los Angeles County Important Farmlands Map 2016). Therefore, the project would not convert farmland land 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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No Impact. There are no agricultural uses on or surrounding the project area and it is not zoned for agricultural use. The site is not located in a General Plan-designated Agricultural Resource Area and is not in conflict with a Williamson Act contract. Therefore, the project will have no impact to lands with these designations.

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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No Impact. The project has no forest land, timberland, or timberland zoned Timberland Production. The project site is not located in a National Forest area. Therefore, the project will have no impact to forest land, timberland, or timberland zoned Timberland Production.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact. The project site is not in a designated forest and does not have forest land. Therefore, the project would not create an impact resulting in the loss or conversion of 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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No Impact. Areas surrounding the project contain similar residences and landscaped areas but no farmland or forest land. Therefore, the project would not have an impact on farmland or forest land.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The Farmland Mapping and Monitoring Program (FMMP) produces maps and statistical data that are used for analyzing impacts on California's agricultural resources. Agricultural land is rated according to soil quality and irrigation status; the best quality land is called *Prime Farmland*. The maps are updated every two years with the use of a computer mapping system, aerial imagery, public review, and field reconnaissance. FMMP produces *Important Farmland Maps*, which are a hybrid of resource quality (soils) and land use information.

The California Land Conservation Act of 1965--commonly referred to as the Williamson Act--enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value. Local governments receive an annual subvention of forgone property tax revenues from the state via the Open Space Subvention Act of 1971. The only Williamson Act contract lands in the County are located on Catalina Island and held by the Catalina Island Conservancy as set asides for open space and recreational purposes. Therefore, there are no agricultural Williamson Act contracts in the remainder of the unincorporated County.

Agricultural Resource Areas (ARAs) are a County identification tool that indicates land where commercial agriculture is taking place and/or is believed to have a future potential based on the presence of prime agricultural soils, compatible adjacent land uses, and existing County land use policy. In addition to ARAs, the County has two agricultural zones: A-1 (Light Agriculture) and A-2 (Heavy Agriculture).

California Public Resources Code section 12220(g) defines forest land as "land that can support 10-percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits." California Public Resources Code section 4526 defines timberland as land, other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land that is available for, and capable of, growing a crop of trees of any commercial species used to produce lumber and other forest products, including Christmas trees. Commercial species shall be determined by the State Board of Forestry and Fire Protection for each district after consultation with the respective forest district communities. California Public Resources Code section 51104(g) defines "Timberland production zones" or "TPZ" as an area which has been zoned and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses.

The County contains important and prime farmland, and the Angeles National Forest and a portion of the Los Padres National forest are also located in the County. The County does not have any zone that is strictly used for forest uses or timberland production. However, the Angeles National Forest, and a portion of the Los Padres National forest are located in the County, and the Watershed Zone allows for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. In addition, Los Angeles County has been mapped by the CalFire's FRAP to identify the different categories of land cover capable of being sustained therein, including forests, woodlands, wetlands, and shrubs, for example.

3. AIR QUALITY

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Less Than Significant Impact. In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” air pollutants they found to be the most harmful to human health and welfare. These include:

- Ozone (O₃);
- Particulate Matter (PM₁₀ and PM_{2.5});
- Carbon Monoxide (CO);
- Nitrogen Dioxide (NO₂);
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards. In response to the region’s poor air quality, the South Coast Air Quality Management District (SCAQMD) & the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region.

The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD. According to SCAQMD, if a project does not conform to a general plan, then it is not within SCAG’s population and vehicle miles traveled (VMT) projections, which are the foundation for the AQMP. By not conforming to a general plan, it refers to very large-scale projects, or projects that require a plan amendment, zone change, and specific plans, or potential subdivisions that were not accounted for by land use plans and their environmental documents. Therefore, that level of development exceeds what was considered in the last AQMP and would conflict with or obstruct implementation of an air quality plan. However, this general rule does not preclude that certain projects that are outside of these parameters do not warrant an air quality study due to their use or size.

The proposed project would conform to the land use requirements of the Santa Monica Mountains Local Coastal Program as the project is a non-urban land use (single-family residence) and is allowed with a CDP in the Rural Lands land use category. As a result, any potential emission from the project are accounted for in the South Coast AQMP and are unlikely to have a significant impact. Additionally, the project would be required to comply with SCAQMD Rule 403 during construction, regarding fugitive dust. This rule aims to reduce the amount of particulate matter entrained in the ambient air as a result of anthropogenic fugitive dust

sources. The project will comply with Rule 403 by applying the best available method which is watering the soil during construction to minimize air pollutants released during the movement of soil. Given the residential land use type, the small scale of the project, and best available control methods to prevent significant fugitive dust levels, the project would have a less than significant impact on implementation of the applicable air quality plan.

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?

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Less Than Significant Impact. “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 project is a non-urban land use (single-family residence) and is allowed with a CDP in the Rural Lands land use category. As a result, any potential emission from the project is 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?

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Less Than Significant Impact. Sensitive receptors are those susceptible to respiratory distress, such as, but not limited to, asthmatics, the elderly, young children, people already weakened by other disease or illness, and persons engaged in strenuous work or exercise. Uses where sensitive receptors may be found include playgrounds, schools, senior citizen centers, hospitals, day-care facilities and residential areas, or other uses that are more susceptible to poor air quality, such as residential neighborhoods. The proposed project would not expose sensitive receptors to substantial pollutant concentrations. The project site is adjacent to residential and open space uses. During construction, a total of 1,746 cubic yards of grading will occur and a total of approximately 17,217 square-feet of pavement will be installed for the required access driveway. Such activity is not expected to release substantial emissions to those living or working in the vicinity.

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

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Less Than Significant Impact. Based on compliance with SCAQMD rules, including Rule 1113, and due to the small-scale of the project and its distance from sensitive receptors, the resulting construction impacts associated with objectionable odors would be less than significant. Operational impacts from the proposed single-family residence would not include use of large quantities of objectionable odor-producing substances. Operational impacts would be less than significant. AQMD Rule 402 states “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to

odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.” A less than significant impact would occur because the proposed project would generate low level, intermittent odors, primarily related to temporary construction impacts and minimal maintenance of the single-family residence on an ongoing basis.

General Plan MMRP measure AQ-4 requires an odor management plan if it is determined that a project has the potential to emit nuisance odors beyond the property line. Facilities listed as to have the potential to generate nuisance odors include but are not limited to:

- Wastewater treatment plants,
- Composting, green waste, or recycling facilities,
- Fiberglass manufacturing facilities,
- Painting/coating operations,
- Large-capacity coffee roasters,
- Food-processing facilities,
- Landfills, waste transfer stations,
- Chemical manufacturing facilities.

The proposed project is a single-family residence and does not meet the facility types above that would require an odor management plan. Based on compliance with SCAQMD rules, including Rule 1113, and due to the small-scale of the project and its distance from sensitive receptors, the resulting construction impacts associated with objectionable odors would be less than significant. Operational impacts from the proposed single-family residence would not include use of large quantities of objectionable odor-producing substances. Operational impacts would be less than significant.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The air pollutants that are regulated by the Federal and California Clean Air Acts fall under three categories, each of which are monitored and regulated:

- Criteria air pollutants.
- Toxic air contaminants (TACs); and,
- Global warming and ozone-depleting gases.

In 1970, the U.S. Environmental Protection Agency (EPA) identified six “criteria” pollutants they found to be the most harmful to human health and welfare. They are:

- Ozone (O₃).
- Particulate Matter (PM).
- Carbon Monoxide (CO).
- Nitrogen Dioxide (NO₂).
- Sulfur Dioxide (SO₂); and,
- Lead (Pb).

The Federal government and the State of California have established air quality standards designed to protect public health from these criteria pollutants. Among the federally identified criteria pollutants, the levels of ozone, particulate matter, and carbon monoxide in Los Angeles County continually exceed federal and state health standards and the County is considered a non-attainment area for these pollutants.

In response to the region’s poor air quality, the South Coast Air Quality Management District (SCAQMD) &

the Antelope Valley Air Quality Management District (AVAQMD) were created. The SCAQMD and the AVAQMD are responsible for monitoring air quality as well as planning, implementing, and enforcing programs designed to attain and maintain state and federal ambient air quality standards in the region. The SCAQMD implements a wide range of programs and regulations, most notably, the Air Quality Management Plan (AQMP). The SCAQMD jurisdiction covers approximately 10,743 square-miles and includes all of Los Angeles County except for the Antelope Valley, which is covered by the Antelope AVAQMD.

Sensitive receptors are uses such as playgrounds, schools, senior citizen centers, hospitals or other uses that would be more highly impacted by poor air quality. AQMD Rule 402, which states “A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.”

4. BIOLOGICAL RESOURCES

The following impact analysis is based on:

- the Biological Assessment Report (Biological Assessment) for 2140 Stunt Road, prepared by ESA, April 2019, revised January 2021;
- the Native Tree Survey Report (Tree Survey) for 2140 Stunt Road, prepared by ESA, April 2019, revised January 2021; and
- the Native Tree Mitigation Plan (Tree Mitigation Plan) for 2140 Stunt Road, prepared by ESA, May 2020, revised January 2021.

These reports are attached in Appendix [A], Biological Reports, as Appendix [A-1], [A-2], and [A-3], respectively. The Biological Assessment provides an overview of the biological resources observed on-site, as well as any that have the potential to occur within or adjacent to the study area. In addition, the Biological Assessment includes recommendations for avoiding or minimizing impacts to sensitive biological resources prior to the commencement of any ground-disturbing activities. Special-status species considered in the Biological Assessment were determined through a review of the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants and the California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDB) Rarefind 5 application for sensitive “elements” reported within the 6 United States Geological Survey 7.5-minute quadrangle maps surrounding the project site including Malibu Beach, Thousand Oaks, Calabasas, Canoga Park, Topanga, and Point Dume.

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

Would the project:

a) 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)?

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Less Than Significant Impact with Mitigation Incorporated

Project development would be sited predominately within disturbed habitats on the southern edge of the project site, and to a lesser extent within intact habitats adjacent to sites of historic and on-going disturbance related to existing neighboring development. In accordance with County regulations, on-site fuel modification and off-site brush thinning may extend up to 200' from habitable structures and would be maintained as stipulated in County Fire Department Fuel Modification Guidelines (LAFD 2011).

A review of the CNDDDB and the CNPS Inventory of Rare and Endangered Plants revealed numerous special-status plant and animal species recorded within the USGS 6-quadrangle search area containing the project site, listed in Appendix E of the Biological Assessment.

Prior to field surveys, nineteen special-status plant species were determined to have potential to occur within the study area, including western spleenwort (*Asplenium vespertinum*), Malibu baccharis (*Baccharis malibuensis*), Brewer's calandrinia (*Calandrinia breweri*), southern tarplant (*Centromadia parryi* ssp. *australis*), island mountain mahogany (*Cercocarpus betuloides* var. *blancheae*), San Fernando Valley spineflower (*Chorizanthe parryi* var. *fernandina*), Parry's spineflower (*C. p.* ssp. *parryi*), Santa Monica dudleya (*Dudleya cymosa* ssp. *ovatifolia*), many-stemmed dudleya (*D. multicaulis*), Conejo buckwheat (*Eriogonum crocatum*), Santa Susana tarplant (*Deinandra minthornii*), white-veined monardella (*Monardella hypoleuca* ssp. *hypoleuca*), Ojai navarretia (*Navarretia ojaiensis*), Lyon's pentachaeta (*Pentachaeta lyonii*), Hubby's phacelia (*Phacelia hubbii*), Catalina mariposa lily (*Calochortus catalinae*), slender mariposa lily (*C. clavatus* ssp. *gracilis*), Plummer's mariposa lily (*C. plummerae*), and chaparral nolina (*Nolina cismontana*). Based on the results of four focused rare plant surveys, it was determined that all of the above-listed special-status plant species are absent from the study area.

Special-status animals species observed on site include San Diegan tiger [coastal western] whiptail (*Aspidoscelis tigris stejnegeri*), southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), oak titmouse (*Baeolophus inornatus*), and California towhee (*Melospiza crissalis*). These were observed utilizing habitat within the study area during surveys conducted in preparation of the Biological Assessment. Eighteen additional wildlife species were determined to have a moderate to high potential to occur within the study area, including Gertsch's socialchemmis spider (*Socalchemmis gertschi*), Santa Monica shieldback katydid (*Aglaothorax longipennis*), crotch bumble bee (*Bombus crotchii*), Santa Monica grasshopper (*Trimerotropis occidentiloides*), San Diegan [southern California] legless lizard (*Anniella stebbinsi*), San Diego mountain kingsnake (*Lampropeltis zonata pulchra*) [currently subsumed along with other cis-montane southern California subspecies into Coast mountain kingsnake (*Lampropeltis multifasciata*)], Blainville's [coast] horned lizard (*Phrynosoma blainvillii*), greater roadrunner (*Geococcyx californianus*), loggerhead shrike (*Lanius ludovicianus*), pallid bat (*Antrozous pallidus*), greater western mastiff bat (*Eumops perotis californicus*), western red bat (*Lasiurus blossevillei*), and San Diego desert woodrat (*Neotoma lepida intermedia*).

California towhee, greater roadrunner, loggerhead shrike, oak titmouse, and southern California rufous-crowned sparrow may utilize all habitats within the study area for foraging and breeding purposes. Locally sensitive turkey vulture (*Cathartes aura*) was observed soaring over the project site but would not breed on site due to a lack of suitable nesting substrate. Woodrat middens observed within a laurel sumac shrub to

the south of the project site are likely associated with big-eared woodrat (*Neotoma macrotis*), but within the study area, and especially within rock outcrops, middens may be occupied by San Diego desert woodrat.

Given the surrounding level of development and the amount of remaining suitable habitat in the surrounding area, the habitat loss associated with construction of the project would not significantly impact a population of any of these species. However, direct loss or injury to individuals would be a potentially significant, but mitigable impact. While the bats are capable of escaping harm, they could potentially roost in tree cavities or in tree foliage at the project site. Similarly, ground and vegetation disturbing activities, if conducted during the nesting bird season (February 1 – August 31), would have the potential to result in removal or disturbance to habitat that could contain active bird nests. Project activities that result in the loss of bird nests, eggs, and young, would be in violation of one or more of California Fish and Game Code sections 3503 (any bird nest), 3503.5 (birds-of-prey), or 3511 (fully protected birds). Furthermore, removal or destruction of one or more active nests of any other birds listed by the federal Migratory Bird Treaty Act of 1918 (MBTA), whether nest damage was due to vegetation removal or to other construction activities, would be considered a violation of the MBTA and California Fish and Game Code Section 3511.

Potential short-term, construction-related, or temporary direct impacts to special-status wildlife species could primarily result from clearing, trampling, or grading outside of the building footprint, as well as vehicle access during construction. Impacts to special-status species resulting from project development would constitute a potentially significant impact. Therefore, the following Mitigation Measures are proposed to reduce potential impacts to special-status species to less than significant:

MM BIO-1: Biological monitor—Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the County Planning. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to County Planning at their request.

Prior to project implementation, a Workers Environmental Awareness Program (WEAP) shall be prepared by the Biological Monitor and presented to construction crews regarding all sensitive resources with the potential to occur on-site during construction activities. The WEAP training shall concentrate on the proper identification of sensitive resources while in the field; suggested strategies in avoiding impact to sensitive resources; proper reporting methods for field crews in the event that sensitive resources are observed during construction activities; and proper site hygiene, including inspection of equipment for wildlife and proper trash collection and disposal.

During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to

stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with County Planning. If ongoing biological monitoring of construction activities reveals the presence of any special-status wildlife within an active work area, then work shall be temporarily halted until the animals leave on their own or can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to areas outside of the designated work zones.

MM BIO-2: Breeding Birds—Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent may delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide County Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to County Planning and, upon request, the CDFW. Based on the submitted information, County Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to County

Planning during the grubbing and clearing of vegetation, and shall notify County Planning immediately if project activities damage active avian nests.

MM BIO-3: Low-mobility reptiles—Prior to the issuance of a grading or building permit, drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps, coverboards, or other devices as determined to be appropriate by the biological monitor on the ground prior to the commencement of construction. Pit-fall traps, if used, must be checked daily. Coverboards shall be installed no less than 4 weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.

MM BIO-4: Bats—To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:

- To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled outside of the maternity roosting season (October 1 – February 28).
- If trees must be encroached during the maternity season (March 1 – September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.
- Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to determine more precisely the presence or absence of roosting bats.
- If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allow bats to exit but not enter the structure.
- Maternity season lasts from March 1 – September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating.

The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or structure demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.

Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.

In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by County Planning and CDFW.

A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.

Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to County Planning and CDFW for five years following relocation or until performance standards are met, whichever period is longer.

MM BIO-5: Trenches and Holes Management

- The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable. These areas shall be covered to prevent wildlife from becoming trapped or drowning.
- If trenches or holes cannot be closed the same day they are made, covers shall be firmly secured at ground level in such a way that small wildlife cannot slip beneath. At sites that require the presence of a biological monitor, trench covers shall be approved by the monitor. If covers cannot be provided, escape ramps shall be placed in all trenches and holes.
- Open trenches shall be inspected regularly throughout the day and prior to filling to remove any trapped wildlife (e.g., small mammals, reptiles, amphibians) and to check for the presence of protected wildlife species at Project sites that require the presence of a biological monitor.
- If a state or federal listed wildlife species is present in the trench, the on-site Biological Monitor shall contact CDFW or USFWS immediately, ensure the protected species is not in immediate danger, and wait for instruction by CDFW or USFWS.
- Covered trenches and holes at sites where biological monitors are present are to be inspected by the monitor at the end of the work day and prior to initiating construction activities the next day.
- In locating trenches or holes, disturbance to natural vegetation, including plant root systems shall be minimized.

MM BIO-6: Woodrats—Any woodrat middens observed during preconstruction surveys, shall be assumed to be occupied by San Diego desert woodrat. Each occupied midden requiring removal shall be dismantled

by hand under the supervision of the biologist, prior to the commencement of project activities. If young are encountered during the dismantling process, the material shall be returned in place and the midden remain unmolested for 2 to 3 weeks in order to give the young enough time to mature and disperse on their own accord. After 2 to 3 weeks, the dismantling of the midden may begin again. Material shall be moved to suitable adjacent areas (native scrub habitat at least 500 feet away) that are expected to remain undisturbed in perpetuity.

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?

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Less Than Significant Impact with Mitigation Incorporated

California Department of Fish and Wildlife

Sensitive natural communities and habitats are defined by the CDFW as those natural communities that have a reduced range or are imperiled as a result of residential and commercial development, agriculture, energy production and mining, or an influx of invasive and other problematic species. Natural communities are evaluated using NatureServe's Heritage Methodology, which is based on the knowledge of range and distribution of specific vegetation types and the proportion of occurrences that are of good ecological integrity. Evaluation is done at both global (natural range within and outside of California [G]) and subnational (state level for California [S]) status ranks, each ranked from 1 ("critically imperiled" or very rare and threatened) to 5 (demonstrably secure). Natural communities and habitats with state ranks of S1 – S3 are considered Sensitive Natural Communities and may require review when evaluating environmental impacts. Sensitive natural communities are not present within the study area.

Santa Monica Mountains Local Coastal Program

As described in Section 22.44.1800 et seq. of the LCP, various habitat categories are described as sensitive and require protection in the face of new development within the coastal zone. Certain habitats are designated as Sensitive Environmental Resource Areas (SERAs), described as H1, H2, and H2 High Scrutiny habitat types; these take priority for protection during the development process under the guidelines of the LCP. Habitats that would otherwise fall into the aforementioned designations if they had not been altered through approved developments or modifications (i.e., fuel-modification / brush-thinning) are categorized as H3 habitat (not SERA).

As part of the LCP process, the County has generated a preliminary map depicting SERA based on available vegetation and habitat data within the plan area. Based on the results of the biological assessment, this preliminary mapping was confirmed as accurate or modified to reflect variations observed in the field. Habitat categories as defined in the LCP are described below, and whether they are present within the study area is discussed.

Habitats deemed to be of the highest biological significance include alluvial scrub, coastal bluff scrub, dunes, wetland, native grassland and scrub (high concentration of native grasses or forbs), riparian, native oak, sycamore, walnut and bay woodlands, and rock outcrop habitat types. Sandstone rock outcrops were mapped

in the chamise-laurel sumac shrubland within the northwest corner of the study area. This feature qualifies as H1 habitat as described in Section 22.44.1800 et seq. of the LCP. None of this habitat type is located within the project development footprint; however, it does extend slightly into the northwest corner of the Project Site. This feature will not be directly impacted as a result of construction activities or fuel-modification / brush-thinning.

H2 habitat includes “Habitats of high biological significance, rarity, and sensitivity that are important for the ecological vitality and diversity of the Santa Monica Mediterranean Ecosystem” (LCP 2014). H2 habitat generally describes contiguous native vegetation communities that facilitate wildlife dispersal and migration, and support the persistence and growth of native plant populations. The chamise-laurel sumac shrubland and portions of the “disturbed” chamise-laurel sumac shrubland (outside of neighboring fuel-modification / brush-thinning zones), present within the study area are categorized as H2 habitat. H2 habitat extends into the project site, development footprint, fuel-modification Zones A and B, and potential off-site brush-thinning areas.

H2 High Scrutiny habitat is characterized as extra sensitive H2 habitat; that which supports species listed by the federal and state government as Rare, Threatened, or Endangered; CNPS “1B” and “2” listed plant species; California Species of Special Concern (SSC); or is designated as a “sensitive” natural community by the CDFW. H2 High Scrutiny habitat was not identified within the study area.

H3 habitat is that which would likely otherwise be designated as SERA; however, due to lawful historic or past disturbance, it has been fragmented or heavily altered, reducing its capability to support native plant and wildlife populations. The “disturbed” chamise-laurel sumac shrubland (within neighboring fuel-modification and brush-thinning zones) and the developed land use are characterized as H3 habitat. H3 habitat extends within the project site, development footprint and fuel-modification Zones A and B.

Habitat mapped as H1 is generally afforded a 100-foot buffer to avoid indirect impact to the resource; the sandstone rock outcrops are afforded such a buffer, all of which is H2. This buffer extends into the study area and Project Site; however, it will not be encroached as a result of project activities.

Table 1—SERA within the Study Area (Field Surveyed) indicates the total acreage of each habitat category mapped within the study area during the biological assessment, including those areas that will be impacted by the project activities.

Table 1—SERA within the Study Area (Field Surveyed)

Habitat Categories	Total within Study Area [acres]	Total within Project Site [acres]	Total within Development Footprint [acres]	Total within Potential 200-foot Fuel-modification / Brush-thinning Zone [acres]	
				Zone A [0 – 30’]	Zone B [30 – 70’]
H1	0.35	0.00	0.00	0.00	0.00
H2	4.63	2.00	0.15	0.19	0.89
H3	2.92	0.00	0.20	0.00	0.02
Total H1/2/3	7.90	2.00	0.35	0.19	0.91
H1 100’ buffer (all H2)	1.62	0.50	0.00	0.00	0.00

The sandstone rock outcrops will not be directly impacted as a result of project development. Construction within the development footprint is expected to remove 0.15 acre of H2 habitat. Up to 0.19 acre may be impacted as a result of fuel modification within Zone A and up to 0.89 acre may be impacted as a result of fuel-modification / brush-thinning within Zone B. The H1 100' buffer (all of which is H2) will not be encroached as a result of project activities. Construction within the development footprint is expected to remove 0.20 acre of H3 habitat. Up to 0.02 acre of H3 may also be impacted as a result of fuel-modification within Zone B. While some of this area comprises native vegetation (i.e., “disturbed” chamise-laurel sumac shrubland), it appears to have already undergone some degree of brush thinning or degradation due to proximity to neighboring development, and the County will not require compensation for impacts to this habitat type.

The Resource Conservation Program was developed to address and compensate for unavoidable impacts to H1 and H2 habitats. Pursuant to Section 22.44.1950 et seq. of the LCP, the following In-Lieu Fee has been established temporarily for permitted impacts to these habitat types: \$15,500 per acre for an approved building site area, driveway/access roads and turnaround areas, and any required irrigated fuel modification zones or off-site brush clearance areas, and \$3,900 per acre for non-irrigated fuel modification areas. Calculation of payment of In-Lieu Fees and verification of the proposed impacts to H2 habitat will be determined after approval of final project design: Up to 0.15 acre as a result of project construction (development footprint), up to 0.19 acre within fuel modification Zone A, and up to 0.89 acre within fuel-modification / brush-thinning Zone B.

The County will also require that native shrubs and trees within this area be preserved to the degree feasible when implementing brush thinning activities in order to minimize degradation of habitat values within required fuel-modification zones. The Biological Resources Description and Recommendations for the project, presented to the Environmental Review Board at their meeting of July 19, 2021, included recommendations regarding fuel-modification practices which are presented here as mitigation measures **MM BIO-7** and **MM BIO-8**.

Project landscaping has the potential to introduce invasive non-native species to the development footprint and thereby to surrounding natural habitat areas. The Biological Resources Description and Recommendations for the project, presented to the Environmental Review Board at their meeting of July 19, 2021, included recommendations regarding landscaping which are presented here as mitigation measure **MM BIO-9**.

MM BIO-7: Fuel Modification

- Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant.
- Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2 – 3 years between prunings for any one clump. Re-sprouting species can be pruned to near ground level.

- It is recommended that locally-indigenous plants thinned for fuel modification be chipped and used as native plant mulch. SMM native plant mulch is not widely available in stores, but is an excellent addition to the landscape to retain soil moisture and reduce growth of invasive weeds.
- Disking and indiscriminate clearing is not allowed in any Fuel Modification Zone.
- For trees to have fuel ladders removed: prune lower branches up to 1/3 of tree height or up to 6 ft. maximum for trees 18 ft. and taller, per County fire requirements. Consult with County Planning or Foresters before pruning protected oaks or native trees.
- Include provisions for irrigation, both permanent for Zones A and B, and temporary for establishment of native plants in Zone C and outside of Fuel Modification Zones.

MM BIO-8: Initial Fuel Modification—The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department.

- A qualified biologist shall implement **MM BIO-2** before fuel modification occurs.
- A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications.
- The stakes shall remain in place until after fuel modification activities have been completed.
- A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.

MM BIO-9: Landscaping—Prior to issuance of a grading permit, prepare a landscaping plan for review and approval by the Department of Regional Planning. The landscaping plan shall clearly identify all existing trees (native and non-native) by species (common and scientific names), show trunk diameters, and indicate whether the tree will be removed or retained. Species considered invasive should be removed. All laurel sumac saplings on site to remain as replacements for the two that will be removed from APN 4455-041-002 shall also be depicted. If additional landscaping is to be proposed for fuel-modification Zones A and B, it shall consist of only locally-indigenous native species within Zone B. Non-invasive non-natives are allowable in Zone A.

c) Have a substantial adverse effect on federally protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States or California, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

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No Impact

A formal jurisdictional determination was not performed within the study area; however, the potential presence of drainage features was examined during field work for the Biological Assessment. Drainage features considered jurisdictional with the United States Army Corps of Engineers (USACE), Regional Water Quality Control Board (RWQCB), CDFW, and the California Coastal Commission were not observed within the study area; therefore, no impact to such resources would occur with development of the project and are not discussed further in this IS/MND.

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?

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Less Than Significant Impact with Mitigation Incorporated

The Santa Monica Mountains, and Western Transverse Ranges as a whole, have historically provided a vital connection between the coast and Sierra Nevada Ranges of northern and central California and the San Gabriel and San Bernardino Mountain Ranges in the southern portion of the state. In the face of ongoing commercial, industrial, and residential development pressures occurring throughout the state of California, the foothills and mountainous topography of these ranges provide necessary patches of undeveloped habitat for many species of flora and fauna that is becoming increasingly absent throughout the valleys and inland basins. In addition to providing contiguous upland habitat for various terrestrial wildlife species, the canyons and waterways traversing through the Santa Monica Mountains and surrounding ranges provide invaluable habitat to various aquatic species as well.

The northern portion of the project is contiguous with unfenced natural open space. Properties to the south and east are fenced. Wildlife, including various bird, mammal, and reptile species, are expected to use the intact native habitat within and to the north of the study area for foraging or perhaps breeding purposes; however, this area does not function as a “pinch point” or migration corridor, and would not likely be used as such. The majority of natural habitat on site would remain undisturbed by proposed construction activities, and remaining undisturbed habitats would be contiguous with natural, unfenced, habitats to the north of the Project Site.

Santa Monica Mountains Local Coastal Program

The Local Implementation Program (LIP) of the SMMILCP contains development standards addressing vegetation management and landscaping; exterior lighting; and fences, gates, and walls (Sections 22.44.1240, 1270, and 1310, respectively). Each of these set of standards were developed in order to minimize or avoid impacts on wildlife behavior and continued use of undeveloped habitats adjacent to permitted development. The Project will be subject to these standards, thereby, minimizing project-level impacts on wildlife movement to a less than significant level.

Nesting Birds

Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Implementation of **MM BIO-2** would reduce impacts on nesting birds to less than significant by requiring a pre-construction nesting bird survey if project activities are conducted during the nesting bird season (typically February 1 to August 31). If project activities are

conducted outside the nesting bird season, the potential impact and pre-construction nesting bird survey requirement can be avoided.

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.)?

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No Impact

Pursuant to Section 22.44.1870 of the LCP (LCP 2014), all new developments shall be sited and designed to preserve, oak, walnut, sycamore bay, or other individual native trees to the maximum extent feasible. Native trees that were surveyed include those that have at least one trunk measuring a total of 6 inches or more in diameter or a combination of any two trunks measuring a total of 8 inches or more DBH. There are no protected trees on site, and no woodland vegetation of any type, including oak, juniper, Joshua, or southern California black walnut, etc. is present on site. Two laurel sumac shrubs meeting protected size criteria, were observed to the south of the project site, within the potential off-site brush-thinning zone. Due to the possibility that these may be removed or severely pruned, mitigation measure **MM BIO-9** includes provisions for the nurturing of on-site laurel sumac shrubs to compensate for the possible removal of these tree-sized individuals.

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. 22.102), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44)?

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Less Than Significant Impact with Mitigation Incorporated

Santa Monica Mountains Local Coastal Program: In 1976, the California legislature enacted the California Coastal Act intended to manage the development of resources throughout coastal regions of the state. Individual Local Coastal Plans (LCPs) have been developed for various jurisdictions under the guidance of the California Coastal Commission to regulate development within the coastal zone. The Santa Monica Mountains LCP (SMMLCP) specifically refers to and regulates all development within the Santa Monica Mountains west of the city of Los Angeles, east of Ventura County, and south of the coastal zone boundary, excluding the city of Malibu. The SMMLCP provides protection for various natural resources as part of the development process, including but not limited to native vegetation communities, native trees of a specified size and species, various sensitive plant and wildlife species identified by the CNPS and CDFW, riparian corridors, etc.

The proposed project is subject to the requirements of the SMMLCP, and as such was heard by the Los Angeles County Environmental Review Board, which reviews projects within the SMM Coastal Zone for consistency with the SMMLCP. The ERB found that the project is consistent with the biological resource protection policies and development standards of the Santa Monica Mountains Local Coastal Program and Local Implementation Program after incorporation of Staff and ERB recommendations, which are included in the Biological Resources Description and Recommendations, Ghazarian Single-Family Residence, 2019-002964-(3), presented to ERB at its meeting of July 19, 2021. These recommendations are presented above as mitigation measures **MM BIO 7 – MM BIO-9**, along with the following mitigation measures **MM BIO-10 – MM BIO-16**:

MM BIO-10: Permanent Runoff Control/Drainage Plan—The Applicant shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate at minimum the first 0.75-inches of stormwater. This plan should show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces into permeable areas of the property (i.e., raingardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture.

MM BIO-11: Glass—Glass should be least reflective or have frit patterns that will promote energy conservation and prevent bird strikes caused by the bird mistaking a reflection of habitat for available flight space, per §22.44.1320.

MM BIO-12: Lighting—Lighting should carefully follow provisions of §22.44.1270 for exterior lighting. Avoid trespass of light into the night sky and onto natural areas both on and off the project parcels.

MM BIO-13: Staking of Grading Limits—The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biologist.

MM BIO-14: Temporary wildlife fencing—Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows:

- To install the screen, laborers will remove a 5-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.
- The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in.
- Laborers installing the fence shall remain within the cut areas and any paths leading to it.
- A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation.

- The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.
- A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area.

MM BIO-15: Pre-Construction Biological Resources Survey & Site Clearance—A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening.

- The project proponent's contractor shall plan to remove vegetation from within the screened area no more than 1 day after completion of the Pre-Construction Biological Resources Survey.
- Laborers shall use hand-held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.
- A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary.
- The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

MM BIO-16: Initial Grubbing & Grading—Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery.

- A biologist shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary.
- The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.

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?

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No Impact

The Project is not located within an area subject to the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan. Therefore, the project would result in no conflicts with any such plans.

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

Less Than Significant with Mitigation Incorporated.

CEQA provides protections to resources that have yet to be officially designated but meet the criteria identified in the CEQA Guidelines:

- Any on-site structure is at least 45-50 years old; and,
- Any structure on the project site that is eligible for historic protection pursuant to CEQA Guidelines § 15064.5(a). These criteria include:
 - Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
 - Is associated with the lives of persons important in our past;
 - Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
 - Has yielded, or may be likely to yield, information important in prehistory or history.

There are no structures on-site and the site itself has not been designated. As a result, the proposed project would not cause a significant impact. The project footprint does not contain historical resources. Therefore, the project would have less than significant impacts with mitigation incorporated to causing a substantial adverse change in the significance of a historical resource as defined in the CEQA Guidelines Section 15064.5.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant

SCCIC and NAHC Record Searches: On March 24, 2021, Envicom submitted a request to the SCCIC to conduct a search of their database for cultural resources located within the Subject Property, and within the surrounding study area (defined as the Subject Property, plus a 0.25-mile buffer area) for regional cultural resource context. The record search included a request for all complete site records for cultural resources within or adjacent to the subject property and easement, as well as copies of all cultural resource technical reports that intersected with all or part of the Project location.

Envicom received the cultural resource records search results from the SCCIC on April 19, 2021. The SCCIC record search found no previously identified cultural resources located within or adjacent to the Project area; but identified one (1) cultural resource within the 0.25-mile surrounding Project study area. This cultural

resource did not indicate any cultural resource issues of relevance for the Project due to the distance and nature of the cultural resource.

The SCCIC further identified that no cultural resource reports have involved the Project property or easement. However, eight (8) cultural resource reports were identified as being within all or part of the 0.25-mile study area. Examination of this report did not indicate any cultural resource issues of relevance to the Project. All relevant cultural resource reports provided by the SCCIC are summarized in Appendix B.

Though the single cultural resource, P-19-000153, is a large prehistoric Native American site with burials, the site is located at the extreme edge of the Project study area, and no other prehistoric sites are shown in the area. The Project region, therefore, should not be considered as being sensitive for prehistoric or older cultural resources.

The results from the 2021 NAHC record search were received on April 6, 2021, with negative findings. If the Lead/Permitting Agency for the Project is required to perform an Assembly Bill (AB)-52 or permitting process, the NAHC letter should be made a part of the Native American consultation record. Envicom did not contact Native American groups on the NAHC list, as communications with Tribal Group representatives is the responsibility of the Lead/Permitting Agency, if required for this Project.

Any findings from the SCCIC as to the physical location of cultural resources, except for public knowledge-built environment resources, is considered confidential by state law and are, therefore, not included in this report. Copies of the request letter to the SCCIC, NAHC, and NHM are included in Appendix B, as are the response letters from the NAHC and NHM. The Principal Author's resume is provided in Appendix C.

The research above did not find any evidence of a significant of archaeological resource. Therefore, less than significant impacts will occur.

MM CULTURAL-1: In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South-Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.

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

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No Impact

Paleontological Resource Assessment: The Envicom survey did not identify fossil resources in any of the large sandstone rocks or boulders found on the surface of the Project property. The terrain also appeared to be covered with new alluvial material, of which the boulders could be considered as deposited elements within the newer alluvial strata. Examination of the 1993 Thomas W. Dibblee Jr. geological rock unit map for the area, which is based on the Malibu Beach Quadrangle, confirmed that the Project property is dominated by recent alluvial material (Qa) found over the older non-fossil bearing Conejo Volcanic Formation (Tcvb) (Figure 11). However, the Middle Topanga Formation (Ttus) is located in the northern part of the Project property, which may be fossil bearing. This formation, however, is not intended to be impacted by the Project, and monitoring is, therefore, not recommended. It is likely that the large, intact sandstone boulders and rocks

discussed above originally were part of the Topanga Formation. Again, no fossil material was observed in any of this displaced material.

The research above did not find any evidence of the project directly or indirectly destroying a unique paleontological resource on site or unique geologic feature. Therefore, no impacts will occur.

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

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Less Than Significant Impact.

Due to the level of past disturbance on-site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. If human remains are found, those remains would require proper treatment, in accordance with applicable laws. California Public Resources Health and Safety Code Section 7050.5 through 7055 describe the general provisions for human remains. Specifically, Health and Safety Code Section 7050.5 describes the requirements if any human remains are accidentally discovered during excavation of a site. As required by State law, the requirements and procedures set forth in Section 5097.98 of the California Public Resources Code would be implemented, including notification of the County Coroner, notification of the Native American Heritage Commission and consultation with the individual identified by the Native American Heritage Commission to be the most likely descendant. If human remains are found during excavation, excavation must stop near the find and any area that is reasonably suspected to overlay adjacent remains until the County coroner has been called out, and the remains have been investigated and appropriate recommendations have been made for the treatment and disposition of the remains. Following compliance with existing State regulations, which detail the appropriate actions necessary in the event human remains are encountered, impacts concerning disturbance of human remains would be less than significant.

MM CULTURAL-2: In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The findings indicate that the proposed project would not have a significant impact on historical or archaeological resources. The CEQA (California Environmental Quality Act) Guidelines Section 15064.5 states that the project would have less than significant impacts with mitigation incorporated to causing a substantial adverse change in the significance of a historical resource.

A search was conducted for historical and archaeological resources within a 0.25-mile buffer zone of the project site, and no previously identified cultural resources were located within or adjacent to the project area. The single cultural resource found, P-19-000153, is a large prehistoric Native American site with burials, but it is located at the extreme edge of the project study area and no other prehistoric sites are shown in the area. Therefore, the project region should not be considered as being sensitive for prehistoric or older cultural resources. The Native American Heritage Commission (NAHC) record search was also conducted, and it had negative findings. No contact was made with any Native American groups as communications with them is the responsibility of the Lead/Permitting Agency, if required for the project.

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

No Impact.

Title 31 of the Los Angeles County Code of Ordinances, the Green Building Standards Code, adopts by reference the California Green Building Standards Code (CALGreen). CALGreen is issued by the California Building Standards Commission on a three-year cycle. The current CALGreen is the 2019 Code, which took effect on January 1, 2020. The project would comply with the Los Angeles County Green Building Ordinance and no adverse impact would occur. Further, there are no inherently wasteful land uses proposed on the project site.

b) Conflict with or obstruct a state or local plan for renewal energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The project would comply with following state standards: Renewables Portfolio Standard, Appliance Efficiency Regulations, Title 24, California Code of Regulations, Part 6: Energy Efficiency Standards for Buildings. The project would not obstruct these plans or codes, and impacts would be less than significant.

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 Division of Mines and Geology Special Publication 42.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact

The subject property is not located within a California Earthquake Fault Zone and no known active faults cross the site. However, regional geologic mapping by Dibblee (1993) and Yerkes et al (1980) indicates that a fault is located approximately 500 feet to the north of the subject property. It should be noted that faults are common in this area of the Santa Monica Mountains and based on the findings of the update engineering geologic study, the mapped fault is not interpreted to be an active tectonic feature.

Due to the fact that the subject property is not located within a California Earthquake Fault Zone, the performing of a detailed surface fault rupture hazard evaluation in order to conclusively determine the surface fault rupture hazard for the project area is not required. However, regardless of the project exemption for a detailed surface fault rupture hazard evaluation, LP did perform a general seismic hazard evaluation of the site in consideration of the proposed project as part of our update engineering geologic study of the subject property.

Based on the findings of the engineering geologic study the subject property is not located within a State-designated Earthquake Fault Zone and no known active faults traverse the site. Thus, LP considers the possibility of surface fault rupture within the subject property to be extremely low. Therefore, impacts would be less than significant.

ii) Strong seismic ground shaking?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact with Mitigation Incorporated

Estimating the potential ground shaking at a particular site requires knowledge of the faults surrounding the site, the magnitude of earthquakes that each fault can generate, and the attenuation or magnification of ground acceleration that may occur as seismic waves propagate from an earthquake hypocenter to a site. Mathematical attenuation relationships are typically used to model how the amplitudes of ground motions decrease with distance from the hypocenter.

Our ground shaking hazard analysis of the site utilized available computer databases, software, and published resources made available by the California Geological Survey (CGS) and United States Geological Survey (USGS) to perform a historical and probabilistic evaluation of ground motion. In addition, the recommended 2016 California Building Code (CBC) structural Seismic Design Criteria is provided with respect to the proposed project.

It should be noted that the probabilistic and design level ground accelerations discussed herein are approximations based on available fault data and currently utilized attenuation relationships which may not account for the possibility of the amplification of ground motion due to the location and orientation of the causative earthquake fault as well as local topographic, geologic, and groundwater conditions. Also, it is possible that unknown active faults (namely "blind thrust faults"), not accounted for in the ground shaking hazard analysis, underlie the Southern California region which are capable of producing large earthquakes. Specifically, the 1994 Northridge (Mw 6.7) earthquake occurred on a previously unrecognized fault. Upon further investigation, it was discovered that the seismic hazard from blind thrust faults in the southern California region may be very high. Specifically, the ground shaking hazard caused by an earthquake along a blind thrust fault is greater than that from a strike-slip fault of the same magnitude because the low angle of dip of the thrust fault places the fault plane at shallow depths underlying a larger area. Also, the ground motion generated by movement along a blind thrust fault is more vertical than horizontal. These faults are believed to be undetected under much of the Los Angeles Basin. It follows that there is also a possibility of strong ground motion within the site should an earthquake occur due to movement along an unknown fault.

The ground motion typically required for the design of structures is a peak ground acceleration (PGA) that has a 2% (minimum) probability of being exceeded in 50 years which corresponds to a 2475-year average return period. However, in certain circumstances engineering analysis and design is based on a ground motion that has a 10% (minimum) probability of being exceeded in 50 years which corresponds to a 475-year average return period. In order to estimate these ground motions, a probabilistic seismic hazard analysis (PSHA) was performed for the site by obtaining ground motion data presented by the California Geological Survey (CGS).

Based on inputting the latitude and longitude of the subject property into the CGS's Ground Motion Interpolator application of the CGS' s current probabilistic seismic hazards assessment model (revised 2008), and after assuming a shear wave velocity of the underlying earth materials (270 mis for valley floor sites or 560 mis for sites underlain by near-surface bedrock) the subject property is within an area having an estimated PGA of 0.830 g with a 2% probability of being exceeded in 50 years. Utilizing the same assumptions, the subject property is within an area having an estimated PGA of 0.414 g with a 10% probability of being exceeded in 50 years.

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

☐ ☐ ☐ ☒

No Impact

The Seismic Hazards Mapping Act of 1990 directs the California Department of Conservation, Division of Mines and Geology (now referred to as the California Geological Survey - CGS) to delineate Seismic Hazard Zones. The purpose of the Act is to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards including liquefaction, earthquake-induced land sliding, and ground shaking. Cities, counties, and state agencies are directed to use the Seismic Hazard Zone maps developed by CGS in their land-use planning and permitting processes.

The Act requires that site-specific geotechnical investigations be performed prior to permitting most urban development projects located within the Seismic Hazard Zones. They must withhold development permits for a site within a zone until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The Act also requires sellers (and their agents) of real property within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone. Evaluation and mitigation of seismic hazards are to be conducted under guidelines adopted by the California State Mining and Geology Board.

The designated liquefaction hazard zones are described as: "Areas where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in the Public Resources Code Section 2693(c) would be required." The subject property is not located within a liquefaction hazard zone as designated by the CGS. Due to the level of groundwater within the subject property, underlying geologic conditions, distance to potentially active and/or active faults, and estimated duration of strong ground shaking, there is no potential for liquefaction of the materials underlying the project area of the site. Therefore, no impacts would occur.

iv) Landslides?

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Less Than Significant Impacts with Mitigation Incorporated

The Seismic Hazards Mapping Act of 1990 directs the California Department of Conservation, Division of Mines and Geology (now referred to as the California Geological Survey - CGS) to delineate Seismic Hazard Zones. The purpose of the Act is to reduce the threat to public health and safety and to minimize the loss of life and property by identifying and mitigating seismic hazards including liquefaction, earthquake-induced land sliding, and ground shaking. Cities, counties, and state agencies are directed to use the Seismic Hazard Zone maps developed by CGS in their land-use planning and permitting processes. The Act requires that site-specific geotechnical investigations be performed prior to permitting most urban development projects located within the Seismic Hazard Zones. They must withhold development permits for a site within a zone until the geologic and soil conditions of the project site are investigated and appropriate mitigation measures, if any, are incorporated into development plans. The Act also requires sellers (and their agents) of real property within a mapped hazard zone to disclose at the time of sale that the property lies within such a zone. Evaluation and mitigation of seismic hazards are to be conducted under guidelines adopted by the California State Mining and Geology Board. The designated earthquake-induced landslide hazard zones are described as: "Areas where previous occurrence of landslide movement, or local topographic, geological, geotechnical and subsurface water conditions indicate a potential for permanent ground displacements such that mitigation as defined in the Public Resources Code Section 2693(c) would be required." The subject property is located within an earthquake-induced landslide hazard zone as designated by the CGS.

A quantitative determination of the seismically-induced land sliding potential within the project area shall be performed (if deemed necessary or required) by the Project Geotechnical Engineer. Therefore, mitigation measure GEO-1 shall be implemented in order to reduce potential impacts to less than significant.

MM GEO-1: A qualified Geotechnical Engineering firm will be retained by the Applicant to conduct further studies to characterize the potential for slope instability during the design-level geotechnical study for the project. Further geotechnical exploration including subsurface drilling within one or more existing slopes shall be performed to adequately address global stability.

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

☐☐☒☐

Less Than Significant Impact.

A Project would normally have significant sedimentation or erosion impact if it would: (a) constitute a geologic hazard to other properties by causing or accelerating instability from erosion; or (b) accelerate natural processes of wind and water erosion and sedimentation, resulting in sediment runoff or deposition which would not be contained or controlled on-site. The Geotechnical Investigation Report indicated that soils on the Project Site and vicinity consist mainly of interbedded layers of silty sand (SM) and poorly graded sands (SP) with occasionally sandy silt (ML). The upper four to five feet of soils were found to be relatively loose, non-uniform and of low relative compaction. The Geotechnical Investigation Report provides specific recommendations for re-compaction of the upper five to six feet of soil on the Project Site. Construction associated with the Project area would occur in accordance with all rules and regulations of the County of Los Angeles. This would include the regulations contained within the County Municipal Code (Excavation and Grading), which establish regulation for the control of excavation, grading and earthwork construction, including fills and embankments, and for the control of grading site runoff, including erosion, sediments and construction related pollutants. In addition, construction associated with future development would be required to comply with the requirements of the Municipal National Pollutant Discharge Elimination System (NPDES) Construction Permit and would implement City grading permit regulations that include compliance with erosion control measures, including grading and dust control measures. Specifically, construction associated with future development Projects would be required to have erosion control plans approved by the County of Los Angeles Engineering Division, as well as Storm Water Pollution Prevention Plans (SWPPP). As part of these requirements, Best Management Practices (BMP's) would be implemented during construction activities to reduce soil erosion to the maximum extent possible. Given that the Project would be subject to County Municipal Code and NPDES requirements for erosion control grading and soil remediation, the Project would not result in substantial soil erosion or the loss of topsoil. These requirements, when combined with standard County requirements for grading, will reduce impacts from soils to a level of less than significant.

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?

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Less Than Significant Impacts.

The proposed project would result in less than significant impacts to geology and soils in regard to being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project. There is no oil field activity at the project site or immediately adjacent areas of the project, that could lead to local subsidence, which in turn, could manifest as cracks and areas of ground settlement. Compliance with County Grading Application Requirements, the County Building Code, and the design to the structure to minimize other hazards; are sufficient to avoid significant impacts related to proposed development that may 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. Therefore, impacts would be less than significant, and mitigation would not be required.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2022), creating substantial direct or indirect risks to life or property?

☐☐☒☐

Less Than Significant Impact.

Expansive soils are typically a problem in arid climates, as the variation in moisture content will cause a volume change in the soil. Expansive soil tends to be active near the ground surface, where greater moisture variations can easily occur, however, the actual depth varies with the specific soil and environmental differences. During inclement weather or excessive landscaping, moisture will infiltrate the soil and cause the soil to expand. When drying occurs, the loss of moisture content will cause soil to shrink, and extreme dryness may cause shrinkage (desiccation) cracks to develop, thus promoting moisture variations at greater depths. Expansion and contraction of soils can cause pavement, concrete slabs-on-grade, foundations, and overlying structures to fracture. To reduce the effect of expansive soil on surface structures, foundation systems are typically deepened, or their rigidity is increased. Slabs-on-grade and foundations are reinforced to increase their resistance to differential movement. When planning for site improvements, it is recommended the landscape theme take into consideration maintaining uniform moisture conditions around isolated structures and concrete slabs-on-grade. Expansion tests presented in in accordance with ASTM Standard 4829 "Expansion Index Test" indicate the future certified compacted fill and site bedrock have a low expansion index of E.I. equal to 21-50. Accordingly, the foundations for the proposed project shall be designed for a low soil condition, with an expansion index range of 21-50. Therefore, less than significant impacts will occur.

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 sewers are not available to service the subject site, and as such, the Project will be serviced by an onsite wastewater treatment system (OWTS) designed by the project sanitation consultant. The approximate location and configuration of the proposed project is shown on the Update Geotechnical Map and Cross-sections, included in Appendix D. The project sanitation consultant will perform percolation tests throughout the project site to confirm the soil is suitable for an OWTS. Therefore, impacts would be less than significant.

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

☐☐☒☐

Less Than Significant Impact

Locally, the subject property is described as a vacant hillside lot, which is situated on a south/southeast-facing slope, at the northern margin of an alluvial valley. The project area of the site is situated at the toe of the south/southeast-facing slope. Total physical relief within the subject property is on the order of 150 feet. However, the south/southeast-facing slope ascends an additional 100 feet to the top of the ridge located to the north/northwest. Slope gradients within the site vary from nearly horizontal in the project area of the site to as steep as 1.5(h):1(v) on the ascending slope. The existing topographic conditions of the subject property are presented on the Geologic Map (Plate 1), which utilizes the provided topographic survey as a base. The proposed project would result in less than significant impacts to geology and soils in regard to conflicts with the Hillside Management Area Ordinance or hillside design standards in the County General Plan. The Los Angeles County Hillside Management Ordinance applies to areas greater than 25 percent slope. The project area consists of slopes greater than 25 percent. As a result, proposed project development in these areas would be subject to the requirements and design standards of the Hillside Management Ordinance and hillside design standards in the Conservation and Natural Resources Element of the General Plan. Specifically, sensitive hillside design measures (2.1 through 2.12) would be applicable to the development. Further, the Hillside Management Ordinance requires that all new development in areas over 25 percent slope obtain a CUP as part of the entitlement process. Therefore, the proposed project would not result in conflicts with the Hillside Management Area Ordinance or the hillside design standards in the Conservation and Natural Resources Element of the County General Plan. Impacts would be less than significant, and no mitigation would be required.

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>
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"/>

Less Than Significant Impact.

Global climate change is not confined to a particular project area and is generally accepted as the consequence of global industrialization over the last 200 years. A typical project, even a very large one, does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. The State of California, through its governor and legislature, has established a comprehensive framework for the substantial reduction of GHG emissions over the next 40-plus years. This will occur primarily through the implementation of Assembly Bill 32 (AB 32), Senate Bill 375 (SB 375), and AB 197, which will address GHG emissions on a statewide, cumulative basis.

A GHG Emissions Analysis completed for the proposed project provides the following information and conclusions regarding potential GHG emissions generated by this project on the environment. Global climate change is primarily considered a cumulative impact but must also be evaluated on a project-level under CEQA. A project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of GHG emissions. GHGs are gases that absorb infrared radiation in the atmosphere. Principal GHGs regulated under state and federal law and regulations include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). GHG emissions are measured in metric tons of CO₂ equivalent (MT CO₂e), which account for weighted global warming potential (GWP) factors for CH₄ and N₂O.

Project-Generated Construction and Operational Greenhouse Gas Emissions

The threshold applied to assess the potential for the project to generate GHG emissions either directly or indirectly that may have a significant impact on the environment was the SCAQMD draft interim threshold of 10,000 MT CO₂e per year. Pursuant to SCAQMD recommendation, construction emissions were amortized over a 30-year project lifetime, so that GHG reduction measures will address construction GHG emissions as part of the operational GHG reduction strategies (SCAQMD 2008). Construction of the project would result in GHG emissions primarily associated with use of off-road construction equipment, rock popping, on-road hauling and vendor (material delivery) trucks, and worker vehicles. Total project generated GHG emissions during construction were estimated to be minimal during the construction period. Estimated project-generated construction emissions amortized over 30 years would be approximately 22 MT CO₂e per year. The project would generate operational GHG emissions from area sources (landscape maintenance), energy sources (natural gas and electricity), mobile sources, solid waste, and water supply and wastewater treatment. Overall, the project GHG emissions would not exceed the SCAQMD CO₂e threshold per year, and project-generated GHG emissions would be less than significant.

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

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Less Than Significant Impact.

The GHG Emissions Analysis provides the following information and conclusion regarding a potential conflict with any GHG plan policy or adopted regulation for purposes of reducing greenhouse gasses.

In 2015 the County adopted a Community Climate Action Plan (CCAP). However, the County has not established a significance threshold under the County's CCAP, but the CCAP noted that projects that demonstrate consistency with the goals, strategies, actions, and emission reduction targets contained in the County's CCAP would have a less-than-significant impact on climate change. Development of the project site would be consistent with the County's CCAP climate action strategies and not result in a conflict with the adopted CCAP; support the SCAG 2016 RTP/SCS by not exceeding the forecasted employment; and demonstrate consistency with the Scoping Plan. Additionally, the project would not interfere with implementation of the GHG reduction goals for 2030 or 2050, because the project would not exceed the SCAQMD's recommended draft interim threshold of 10,000 MT CO₂e per year. Therefore, the project would not impede the state's trajectory toward the statewide GHG reduction goals for 2030 or 2050. This impact would be less than significant. The County's CCAP includes 26 local community actions to reduce GHG emissions from the County's community activities are grouped into five strategy areas, listed as follows. Following each strategy area, a qualitative analysis as to how each strategy relates to the proposed project is provided (Dudek, 12/2019). The proposed project would become operational outside of the applicable timeline to tier from the County's CCAP; therefore, consistency with the County's plan was not utilized to determine significance of GHG impacts, and this discussion is provided for disclosure purposes.

- **Green Building and Energy.** The proposed project would be designed to meet the standards for Cal Green and Title 24 at the time of construction. By meeting the standards, the project would be consistent with the Green Building and Energy strategies of the CCAP.
- **Land Use and Transportation.** Per the parking requirements of Cal Green, a percentage of the total number of parking stalls would include electrical vehicle charging stations.
- **Water Conservation and Wastewater.** The project would comply with Title 24 and would be consistent with the current zoning

The County has taken steps to address climate change impacts at a local level. In 2015, the County adopted a CCAP. The purpose of the County's CCAP is to guide the development, enhancement, and implementation of actions that would reduce the County's GHG emissions by 11% below existing levels below 2010 baseline emission levels by 2020. Actions to be taken to achieve this goal are outlined in the County's CCAP. The project's consistency with the County's climate action strategy goals were discussed previously and the project was determined to not result in a conflict with the adopted CCAP. SCAG's 2016 RTP/SCS is a regional growth-management strategy that targets per capita GHG reduction from passenger vehicles and light-duty trucks in the Southern California region. The 2016 RTP/SCS incorporates local land use projections and circulation networks in city and county general plans. The proposed project site is zoned for commercial use within the Antelope Valley Area Plan of the County General Plan. The project would be consistent with the current zoning.

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?

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Less Than Significant Impact.

The construction and operation phases of the proposed single-family project would use limited amounts of hazardous materials, potentially including products such as fuels, based lubricants, sanitizers and disinfectants, and greases; pesticides and fertilizers; paints and other coatings. Project operations would involve the routine use of relatively small amounts of ordinary publicly available cleaning and maintenance products, typical of single-family residential land uses. Because the amounts of these materials would be small, the project could have a less than significant impact with regard to creating a significant hazard through the transport, storage, production, use, or disposal of hazardous materials. The proposed project and future uses will be subject to LA County, State and Federal requirements for transportation of potential hazardous materials, which will result in a less than significant impact. No mitigation measures are required.

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?

☐ ☐ ☒ ☐

Less Than Significant Impact:

Beyond the issues identified and addressed in Section 9.a, the project would not 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 proposed project and future uses will be subject to LA County, State and Federal requirements for transportation of potential hazardous materials, which will result in a less than significant impact. No mitigation measures are required.

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

☐ ☐ ☒ ☐

Less Than Significant.

The proposed project would result in less than significant impacts in regard to emitting hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. There are no schools or hospitals within one-quarter mile of the project site. Therefore, the

proposed project would not pose a significant hazard to the students and faculty of the schools or to hospital personnel or patients. During construction phase and during the operations, hazardous material storage, and disposal would be made in accordance with existing regulations found in the Toxic Substance Control Act, hazardous Material Transportation Act, Resource Conservation Act, Certified Unified Program Agency, and California Accidental Release Prevention Program. Therefore, the proposed project would result in less than significant impacts in regard to emitting hazardous emissions or handle hazardous or acutely hazardous materials, or waste within one-quarter mile of sensitive land uses, and no mitigation would 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?

☐☐☒☐

Less Than Significant Impact.

The proposed project would result in less than significant impacts in regard to being 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, creating a significant hazard to the public or the environment. A review of the CalEPA EnviroStor database indicates that there are no listed hazardous waste sites identified in the project vicinity. The closest hazardous materials site is the Prisma Artists Lofts Hazardous Waste Site, located more than 15 miles away from the project site. If onsite contamination is identified, a project will be required to remediate the site prior to construction and implementation of the proposed use. Therefore, the project would result in less than significant impacts in regard to being 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, creating a significant hazard to the public or the environment, and mitigation would not be required.

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?

☐☐☐☒

No Impact.

The project is not located within the vicinity of a private airstrip or an airport land use plan and would thus have no impact regarding potential safety hazards or excessive noise for people residing or working in the project area. The distance to the nearest private airstrip is approximately 14 miles for the Santa Monica Municipal Airport and the distance to the nearest public airports are approximately 20 miles for the Los Angeles International Airport (LAX) and 18 miles for the Bob Hope Airport. The proposed project would not be located within the airport influence area or either airport. Therefore, there would be no impact, and mitigation would not be required.

f) Substantially impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

A Project would normally have a significant impact to hazards and hazardous materials if: (a) the Project involved possible interference with an emergency response plan or emergency evacuation plan. The Proposed Project would not cause permanent alterations to vehicular circulation routes and patterns, impede public access, or travel upon public rights-of-way. Immediate evacuation routes within public streets in the vicinity of the Proposed Project Site include Stunt Road to the south and Mulholland Highway to the west. Plans would be provided to the Los Angeles County Fire Department for review and comment. Review by applicable public agencies would ensure implementation of the Proposed Project would not interfere with an emergency response plan or emergency evacuation plan. Therefore, the Proposed Project would not be expected to interfere with an adopted emergency response plan or emergency evacuation plan, and a less than significant impact would occur.

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?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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ii) within an area with inadequate water and pressure to meet fire flow standards?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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iii) within proximity to land uses that have the potential for dangerous fire hazard?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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The proposed project is in the Santa Monica Mountains and a Very High Fire Hazard area. The proposed project will follow the fire regulations in place to ensure that adequate infrastructure, such as the ability to deliver peak load water supplies and access to necessary disaster routes in new development projects, older communities with aging and substandard infrastructure may face greater risks from exposure to fires. The fire flow allow availability has been assessed by the Los Virginius Municipal Water District confirming a fire hydrant adjacent to the access road to the proposed development. The proposed project would be required to comply with all of the requirements of the Los Angeles County Fire Code, which sets requirements for developments in areas with inadequate water supply or pressure for sufficient firefighting activities. The requirements may include upgrading the nearby infrastructure, providing an on-site fire suppression system, or providing an on-site water tank. Compliance with these requirements would reduce impacts to a less than significant level. Furthermore, there are no potentially-hazardous uses in the vicinity of the project site. Therefore, no impacts would occur.

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

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The proposed project does not utilize any materials or substances that are likely to cause a fire hazard, therefore no impacts would occur.

EVALUATION OF ENVIRONMENTAL IMPACTS:

The proposed single-family project is not expected to have significant impacts on the environment or public health and safety. Hazardous materials are defined as any material that poses a significant present or future hazard to human health and safety or to the environment if released into the workplace or the environment. These materials are commonly stored and used by a variety of businesses and are commonly encountered during construction activities. The California Department of Toxic Substances (DTSC) is responsible for classifying hazardous materials in the state of California and for overseeing the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. The Envirostar database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed. No hazardous materials sites or properties are located on the project site.

The project is also not expected to create significant hazards to the public or the environment in terms of reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment. Additionally, there are no schools or hospitals within one-quarter mile of the project site, thus there will not be a significant hazard to students, faculty, hospital personnel or patients. Projects in close proximity to airports are within the jurisdiction of the Airport Land Use Commission (ALUC) which considers the compatibility of the proposed project with the nearby airport. The Office of Emergency Management is responsible for organizing and directing the preparedness efforts of the Emergency Management Organization of Los Angeles County and it strengthens short and long-term emergency response and recovery capability, and identifies emergency procedures and emergency management routes in the County.

The proposed project would not create a significant hazard to the public or the environment if the site is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5. A review of the CalEPA EnviroStor database indicates that there are no listed hazardous waste sites identified in the project vicinity. Therefore, the proposed project is expected to have less than significant impact and comply with all the hazardous materials regulations and emergency management and airport proximity regulations.

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 ground water quality?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact:

A Project would normally have a significant impact on surface water quality if discharges associated with the Project would create pollution, contamination, or nuisance as defined in Section 13050 of the California Water Code (CWC) or that cause regulatory standards to be violated, as defined in the applicable National Pollution Discharge Elimination System (NPDES) stormwater permit or Water Quality Control Plan (WQCP) for the receiving body of water. A significant impact may occur if a project would discharge water which does not meet the quality standards of agencies which regulate surface water quality and water discharge into stormwater drainage systems. Significant impacts would also occur if a Project does not comply with all applicable regulations with regard to surface water quality as governed by the State Water Resources Control Board (SWRCB) through its nine Regional Boards.

Three general sources of potential short-term, construction-related stormwater pollution associated with the Proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earth moving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment. The County requires that all Projects be designed and constructed in accordance with the stormwater pollution control requirements of the California Regional Water Quality Control Board. Furthermore, prior to the issuance of a grading permit, the applicant will be required to file a Notice of Intent with the California Regional Water Quality Control Board to comply with the applicable National Pollution Discharge Elimination (NPDES) requirements as specified within the Conditions of Approval for the Project. Given that this development would be subject to County Ordinances and NPDES requirements for erosion control grading and soil remediation, development of the Proposed Project will not violate any water quality standards or waste discharge requirements and there would be a less than significant impact.

b) Substantially decrease 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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Less Than Significant Impact.

A Project would normally have a significant impact on groundwater level if it would change potable water levels sufficiently to: (a) reduce the ability of a water utility to use the groundwater basin for public water supplies, conjunctive use purposes, storage of imported water, summer/winter peaking, or respond to

emergencies and drought; (b) reduce yields of adjacent wells or well fields (public or private); (c) adversely change the rate or direction of flow of groundwater; or (d) result in demonstrable and sustained reduction in groundwater recharge capacity.

The Project Site is located within the boundaries of Los Angeles Regional Water Quality Control Board. Construction of the Project would require service from Las Virgenes Municipal Water District, which has not indicated that water supplies are unavailable to support the Project. Furthermore, measures associated with minimizing water usage will be applied to the Proposed Project, including water efficient landscape requirements and compliance with Title 24 Building Code requirements for efficient appliances and fixtures. This is consistent with current Los Angeles County Ordinances. With the implementation of the applicable codes, impacts to groundwater would be reduced to a less than significant level.

c) Substantially alter the existing drainage pattern of the site or area, including through 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| iv) Impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Less Than Significant Impact.

A Project would normally have a significant impact on surface water hydrology if it would result in a permanent, adverse change to the movement of surface water sufficient to produce a substantial change in the current or direction of water flow. The Project Site is located in an urbanized area of the County, and no streams or river courses are located on or within the Project vicinity. The Project Site does not contain a stream or river. The proposed development will not have any negative effects on the existing hydrologic condition of the Project Site and any downstream facilities. In addition, in accordance with the latest Los Angeles County Hydrology Manual, flows greater than 85 percent of the existing pre-developed peak flow conditions will be retained onsite. Therefore, development of this Project will not result in a potential for a significant adverse impact associated with the alteration of the existing drainage pattern.

- | | | | | |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

Less Than Significant Impact:

Pursuant to the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch.12.84), the proposed single family home project is considered new development and is subject to the County's LID Standards Manual. The project site and surrounding area are subject to the LID Ordinance, and the proposed project is located in or directly adjacent to or potentially discharging directly to a sensitive environmental area (SEA) as defined in Section 22.08.190 of Title 22 of the LID Development Standards.

The proposed project will create 1,150 square feet of impervious surface area and will discharge stormwater runoff that is likely to impact a sensitive biological species or habitat. In accordance with the County's LID Standards Manual, the project's stormwater management design incorporates an infiltration basin, which will be designed for mitigated low flow, and treatment for the required LID volumes in order to meet the County's LID and stormwater quality requirements. Furthermore, the stormwater management infrastructure will be designed to convey runoff away from the adjacent SEA and other sensitive areas.

Based on the information provided, it is determined that the proposed project would result in less than significant impacts to Hydrology in regard to conflicting with the Los Angeles County LID Ordinance. Therefore, no mitigation measures are required for this project.

e) 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)?

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Less Than Significant Impacts:

Pursuant to the regulations set forth by the Los Angeles Regional Water Quality Control Board (RWQCB) and the County of Los Angeles Department of Public Health for Onsite Wastewater Treatment Systems (OWTS), the proposed single family home project is subject to the standards for development of onsite wastewater treatment. The project is located in an area with known geological limitations or in close proximity to surface waters, including but not limited to streams, lakes and drainage courses.

An OWTS site plan has been designed for the proposed project, which includes an assessment of potential impacts to nearby water bodies, water courses, and drainage courses. Any identified impacts should be addressed in accordance with the regulations set forth by the RWQCB and the County of Los Angeles Department of Public Health for OWTS. If the project site is located in a Waters of the United States, the project will obtain the required National Pollutant Discharge Elimination System (NPDES) permit.

The proposed project includes the addition of amenities such as restrooms. The design of the restrooms will demonstrate compliance with the standards of the County of Los Angeles Department of Public Health for OWTS. Based on the information provided, it is determined that the proposed project would result in less than significant impacts with regards to the use of OWTS in areas with known geological limitations or in close proximity to surface waters. Therefore, no mitigation measures are required for this project.

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

☐☐☒☐

Less Than Significant Impact:

Tsunami

Due to the elevation of the subject property and distance from the coast, it is LP's opinion that there is no threat of inundation and damage to the site should a tsunami develop and collide with the west coast. In addition, the local Tsunami Inundation Map for Emergency Planning prepared by the CGS indicates that the subject property is located outside the currently estimated zone of potential tsunami run-up and inundation. Therefore, less than significant impacts would occur.

Seiche Zones

Due to the fact that the subject property is not located adjacent to a lake or reservoir, there is no threat of inundation and damage to the site from a seiche. Therefore, less than significant impacts would occur.

Release of Pollutants During Flooding

The area is located outside of the special flood hazard areas subject to inundation by the one percent annual chance of flood (100-year floodplain), and no floodplain management regulations are required. Therefore, there is very low potential for floods to occur and the project site be inundated, so as to cause release of pollutants. In addition, the stormwater management that would be implemented in compliance with the NPDES permit and the infrastructure that is proposed for detention and infiltration of runoff waters will further reduce the release of hazardous materials contribution offsite, from potential flooding. Therefore, impacts from mudflow are considered less than significant.

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

☐☐☒☐

Less Than Significant Impact

A Project would result in a significant impact if it has the potential to conflict with a water quality control plan or sustainable groundwater management plan. Per Los Angeles County requirements, the overflows from the proposed BMP must connect either to a catch basin or to a storm drain main. As part of the development, landscaping will be added which will reduce the overall imperviousness and thereby lower the site's overall runoff. Additionally, the Project Site will no longer convey runoff via sheet flow, but rather via non-erosive means to a proposed detention basin.

In accordance with the latest LA County Hydrology Manual, flows greater than 85% of the existing pre-developed peak flow conditions will be retained onsite. While there is a significant increase in the amount of runoff volume, there should be no negative impacts on the storm drain system since the peak flow of the proposed development is 15 percent lower than the existing condition. Furthermore, the County requires that all Projects be designed and constructed in accordance with the stormwater pollution control requirements.

Prior to the issuance of a grading permit, the applicant is required to file a Notice of Intent to comply with the applicable National Pollution Discharge Elimination System (NPDES) requirements. Based upon the proposed stormwater drainage system and given that the Proposed Project would be subject to County Ordinances and NPDES requirements for erosion control grading and soil remediation, the Project will not violate any water quality standards or waste discharge requirements and there will be a less than significant impact.

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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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 type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact

A significant impact may occur if the Proposed Project would be sufficiently large enough or otherwise configured in such a way as to create a physical barrier within an established community. The determination of significance shall be made on a case-by-case basis considering the following factors: (a) the extent of the area that would be impacted, the nature and degree of impacts, and the types of land uses within that area; (b) the extent to which existing neighborhoods, communities, or land uses would be disrupted, divided or isolated, and the duration of the disruptions; and (c) the number, degree, and type of secondary impacts to surrounding land uses that could result from implementation of the Proposed Project.

The Proposed Project Site is situated within a rural area of the City, in accordance with the existing physical configuration of properties in the vicinity of the Project Site. The proposed development will not result in a separation of uses or disruption of access between land use types. The Project Site is currently unoccupied, and the proposal is to develop the land within the RL20 (Rural Lands- One dwelling unit/20 acres max.) Zone, as a single-family residential development. This proposed use is consistent with the existing land uses in the surrounding area, which are primarily composed of single-family residential properties. The implementation of the Proposed Project will not alter the existing physical configuration of the community, and no negative impact is anticipated as a result of this development.

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 type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact

The Proposed Project Site is situated within a rural coastal region of the County, and is in compliance with the General Plan and zoning designations currently applicable to the Project Site. Pursuant to the R-C20 (Rural Coastal) zone regulations and the General Plan land use designation of RL20 – Rural Lands, the Project Site is designated for the construction of a single-family residence. The proposed development will not result in any adverse environmental effects, and the regulations and designations of the General Plan and zoning

ordinance are put in place to prevent or mitigate potential issues. The Project Site, as defined by the R-C-20 (Rural Coastal) zone regulations, is currently zoned to permit the construction of a single-family residence, and the proposed development is consistent with this zoning designation and the General Plan. The project site is currently zoned as R-C-20 (Rural Coastal) and has a General Plan Land Use designation of RL20 – Rural Lands. The plans for the Proposed Project have been reviewed and found to be consistent with the requirements of the General Plan land use designation. Therefore, development of the Project will not conflict with any plan, policy or regulation and there will be no impacts.

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"/>

No Impacts:

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted by the State of California to promote the production and preservation of mineral resources, alleviate or reduce any detrimental effects on the environment, and safeguard public health and safety.

The proposed project is situated within the Santa Monica Mountains, an area which, as per the Department of Regional Planning's determination dated May, 2014, does not contain any mineral resources of commercial significance. Consequently, the proposed project would not have any impact on mineral resources

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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No Impacts:

The California Surface Mining and Reclamation Act of 1975 (SMARA) was adopted by the State of California to promote the production and preservation of mineral resources, alleviate or reduce any detrimental effects on the environment, and safeguard public health and safety.

The proposed project is situated within the Santa Monica Mountains, an area which, as per the Department of Regional Planning's determination dated May, 2014, does not contain any mineral resources of commercial significance. Consequently, the proposed project would not have any impact on mineral resources

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?

☐ ☒ ☐ ☐

Less Than Significant with Mitigation Incorporated.

A significant impact may occur if the Proposed Project would generate excess noise that would cause the ambient noise environment at the Project Site to exceed noise level standards set forth in the PMC. Implementation of the Proposed Project would result in an increase in ambient noise levels during both construction and operation, as discussed in further detail below.

The increased noise from construction activities would be temporary and limited by the LACMC Section 8.28.030 that restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m. Based upon compliance with the requirements of the Municipal Code, short-term construction noise impacts would be reduced to less than significant levels. Therefore, impacts associated with the exposure of persons to noise levels in excess of standards contained within the General Plan will be less than significant. The construction of the Proposed residential use would generate short term noise impacts. Construction activities have a short and temporary duration, lasting from a few days to a period of several months. Groundborne noise and other types of construction related noise impacts would typically occur during the initial site preparation, which can create the highest levels of noise. Generally, site preparation has the shortest duration of all construction phases. Activities that occur during this phase include earthmoving and soils compaction. High groundborne noise levels can occur during this phase due to haul trucks, backhoes, and other heavy-duty construction equipment. Construction activities have the potential to expose adjacent land uses to noise levels between 70 and 90 decibels at 50 feet from the noise source. The degree of noise impact would be dependent upon the distance between the construction activity and the noise receptor. With compliance of the Municipal Code and Mitigation Measure NOI-1, short-term construction noise impacts would be reduced to a less than significant level.

MM N-1: Restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m.

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

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Less Than Significant Impacts with Mitigation Incorporated

Proposed Project may have a potential for generating low levels of groundborne vibration as a result of the excavation and earthwork activities. The operation of construction equipment generates vibrations that

propagate through the ground and decrease in intensity with distance from the source. The impacts of such vibrations can vary from imperceptible effects at the lowest levels, to low rumbling sounds and perceptible vibrations at moderate levels, to slight damage of buildings at the highest levels. Therefore, the construction activities associated with the Proposed Project could have an adverse impact on sensitive structures, such as building damage.

The impacts of construction vibrations include human annoyance and building damage. Human annoyance occurs when construction vibrations rise significantly above the threshold of human perception for extended periods of time. Building damage can be cosmetic or structural. Buildings that are not particularly fragile would not experience any cosmetic damage (e.g., plaster cracks) at distances beyond 25 feet. This distance can vary substantially depending on the soil composition and underground geological layer between vibration source and receiver. The nearest single-family residence to the Project Site is located approximately 220 feet to the south of the Proposed Project. This distance provides a buffer that would minimize the potential for vibration-related impacts on the nearest residence. Therefore, Mitigation Measure N-1 has been proposed to address the potential impacts of groundborne vibrations, and the Proposed Project would have a less than significant impact with mitigation incorporated.

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?

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Less Than Significant Impact.

The Proposed Project, if located within an airport land use plan, may have a significant impact on noise levels. However, it has been determined that the Project Site is not situated within an airport land use plan and is located at a distance of 14 miles from the nearest airport, and not within two miles of a private airstrip or public use airport. Furthermore, the Proposed Project would not expose individuals to excessive noise levels associated with airport uses as it is not located within proximity of a public airport, public use airport, airport land use plan area, or any other similar facility.

As a result of the aforementioned factors, it can be inferred that the potential impact of the Proposed Project on airport land use and noise levels would be insignificant. The Proposed Project would not introduce substantial new sources of noise or substantially add to existing sources of noise within or in the vicinity of the Project Site. Therefore, any impacts from exposure to airport noise would be considered less than significant and would not pose a significant impact to the surrounding 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact

The Proposed Project, which is the construction of a single-family home in a suburban area, is expected to have minimal impact on the surrounding area. The proposed project will not bring in any new developments such as additional businesses or infrastructure, and will not cause any substantial growth in the area that would not have otherwise occurred.

The location of the Project Site is not within a designated area for new development or growth and the construction of the single-family home will not change the existing residential density in the area. Additionally, the proposed project is not expected to have any impact on the existing infrastructure and services in the surrounding area.

Based on the above factors, it can be concluded that the impact of the Proposed Project on population growth and the surrounding area would be considered insignificant. The proposed project will not have any significant impact on the environment and will not have any long-term negative effects on the area. Therefore, the project would have no impact. There

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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No Impact

The Proposed Project, being the construction of a single-family home in a suburban area, is not expected to have a significant impact on the displacement of existing housing units. The Project Site is currently vacant and has not been previously developed.

The Proposed Project, which is limited to the construction of a single-family home, will not require the construction of replacement housing elsewhere. The Project Site is not situated in an area where displacement of existing housing is anticipated to occur, and the construction of the single-family home will not change the existing residential density in the area.

Based on the above factors, it can be concluded that the impact of the Proposed Project on the displacement of existing housing units and the surrounding area would be considered insignificant. The Proposed Project will not have any significant impact on the environment and will not have any long-term negative effects on the area.

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 in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The Proposed Project, being the construction of a single-family home, would not normally have a significant impact on fire protection. The nearest fire station, Station 67, is located at 25801 Pioma Rd. Calabasas, CA 91302, and is less than 3 miles from the Project Site. The Applicant is also required to comply with all standards including public and private fire hydrants which provide water pressure and durations as specified by the Los Angeles County Fire Department. Therefore, this does not constitute the potential for a significant adverse impact to fire protection.

Sheriff protection?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact

The proposed project, being the construction of a single-family home in an unincorporated area of Los Angeles County, would not have a significant impact on the ability of the Los Angeles County Sheriff's Department to provide adequate service. Standard conditions of approval, developed by the Public Safety Office in conjunction with the Los Angeles County Sheriff's Department, will be applied to the project, requiring adequate lighting, maintenance of landscaping and other security measures. Based on the implementation of these identified standards and conditions, it is determined that the impacts to police protection would not be significant.

Schools?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

The proposed project, being the construction of a single-family home in Los Angeles County, is expected to have minimal impact on public services such as schools. The project area is serviced by an existing public high schools, existing public middle schools, five existing public elementary schools, and private schools all located within a 25-mile radius of the project site. The project is not expected to induce substantial population growth.

Therefore, the proposed project would not result in creating capacity or service level problems, or resulting in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios for school services, and no mitigation would be required.

Parks?

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No Impact

The Proposed Project, being the construction of a single-family home in Los Angeles County, is not expected to have a significant impact on recreation and park services. The project would not generate an increased demand in recreational and park facilities, due to the construction of a single-family home. The project would not include substantial population growth through residential development. The proposed project would not increase demand on the surrounding area and surrounding recreation and park facilities. In addition, residents of the Proposed Project would not likely use the local park facilities due to the property's large acreage. Development of the Project Site is not anticipated to increase the City's population and demand for parks and recreational programs. Therefore, it can be determined that the Proposed Project would not result in any significant impacts on recreation and park services, and no mitigation would be required.

Libraries?

☐ ☐ ☐ ☒

No Impact

The proposed project, being the construction of a single-family home in Los Angeles County, will not have a significant impact on library services. The project would not generate an increased demand in library facilities due to the construction of a single-family home and would not include substantial population growth through residential development. The proposed project would not increase demand on the surrounding area and surrounding library facilities. The development of the Project Site is not anticipated to increase the City's population and demand for library services. Based on the aforementioned factors, it can be concluded that the impacts of the proposed project on library services would be considered less than significant.

Other public facilities?

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Less Than Significant Impact.

The Proposed Project, being the construction of a single-family home, is not expected to have a significant impact on other public services and facilities. The project would not generate substantial employment or population growth that could generate a demand for other public facilities. The review of the project indicates that this development will not create any unique public facilities which require extensive maintenance. The property owner will maintain all landscaping and on-site facilities. The Project will be assessed for drainage, sewer is provided by an Onsite Wastewater Treatment System (OWTS), and traffic impact will have minimal impacts due to the project being for a single-family residence. Therefore, it can be determined that the Proposed Project would have a less than significant impact to other public services and facilities.

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"/> |

Less Than Significant Impact.

For the purpose of this IS/MND, a significant impact may occur if the Project would include substantial employment or population growth, which 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. The Proposed Project proposes a single-family residential development. The Proposed Project would contribute to minor population growth in the area, but it would also provide on-site open space for the proposed residential use. As such, the Proposed Project is not expected to result in a substantial increase in the use of recreation and park facilities. As discussed in previous sections, there are sufficient park facilities in the vicinity of the Proposed Project such that there would not be an undue amount of increased burden on the regional parks.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impact.

Upon review of the Proposed Project, it has been determined that the project does not entail the construction or expansion of recreational facilities. As such, it is not expected to result in any adverse physical effects on the environment in relation to the usage of existing neighborhood and regional recreational programs. The Project includes provisions for on-site open space for the proposed residential uses and being a single-family development, it is expected to have less than significant impact. The Proposed Project area has sufficient recreational programs to support the expansion of one single family residence. Therefore, less than significant impacts would occur.

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

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Less Than Significant Impacts.

A review of the information in the recently completed Countywide Parks and Recreation Needs Assessment, which includes a complete inventory of parks and open spaces in Los Angeles County, has determined that the proposed development, being a small project, would not interfere with regional open space connectivity.

The project, which is located on private land in the Santa Monica Mountains, is positioned behind properties fronting the main road and as such, there are no local public trails on or adjacent to the project site that would be removed or disturbed by the proposed development. Furthermore, a review of the broad landscape of open space resources in the area around the project site has found no significant impacts to the regional open space connectivity.

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>
Would the project:				
a) Conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No Impact.

According to the Circulation Element of the Los Angeles County General Plan 2035, the project will not conflict with an applicable program, plan, ordinance circulation system including transit or roadways. There are no bicycle or pedestrian facilities identified for this area. No impacts would occur.

b) Would the project conflict with or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

The project does not include the subdivision of land. The project will meet all development standards of the County and zoning. Therefore, no impacts would occur.

c) Substantially increase hazards due to a geometric 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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Less Than Significant Impact.

Roadway improvements and intersections of driveways with public roadways, constructed as part of the project would comply with applicable County of Los Angeles Department of Public Works standards for roadway profiles (street sections). The standard plan check review and approval process will ensure that all County safety-related requirements are addressed. This impact would be less than significant.

d) Result in inadequate emergency access?

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No Impact.

The proposed project shall be subject to review and approval by the local fire department prior to commencement of construction. Such review shall include, but not be limited to, examination of the plans and design of the project, as well as any potential impact on emergency access. On-site inspections shall be conducted by the fire department to ensure compliance with all applicable fire safety regulations and requirements. Any deficiencies identified during the review process shall be promptly addressed and rectified to the satisfaction of the fire department prior to the issuance of any approvals or permits. Therefore, no impacts would occur.

18. TRIBAL 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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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

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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.

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Less Than Significant Impact:

While the Native American Heritage Commission (NAHC) search of the Sacred Lands File did not identify the presence of Native American cultural resources at the project site, Assembly Bill (AB) 52 requires lead agencies to consult with California Native American Tribes that request such consultation prior to the agency's

release of a Notice of Intent (NOI) of Mitigated Negative Declaration. A significant impact would occur if a project would cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code Section 21074 that is determined by the lead agency, in its discretion and supported by substantial evidence, to be significant. Therefore, the project will conduct consultation with NAHC and Native American Representatives and Mitigation Measure (MM) CULT-1 and CULT-2 are proposed; to reduce this potential impact to a less than significant level:

MM CULT-1. Archaeological and Historic Resources - Avoidance and Monitoring. Completion of a Worker Education and Awareness Program for all personnel who will be engaged in ground-disturbing activities shall be required prior to the start of ground-disturbing activities. This shall include training that provides an overview of cultural resources that might potentially be found and the appropriate procedures to follow if cultural resources are identified. This requirement extends to any new staff prior to engaging in ground disturbing activities.

Prior to the initiation of ground-disturbing activities, the County of Los Angeles Department of Parks and Recreation (County Parks), shall review the construction plans to ensure that any known cultural resources sites are required to be avoided, and have been marked as “off-limits” areas for construction and construction staging. In addition, County Parks shall require monitoring of all ground disturbing activities by a qualified archaeologist within 100 feet of a known extant unique archaeological resources, significant historical resources, or tribal cultural resource. In addition, consultation shall be undertaken with the Most Likely Descendants designated by Native American heritage Commission to determine if a Native American monitor shall also be present during all or a portion of the ground-disturbing activities.

In the event that previously unknown unique archaeological resources, significant historical resources, or tribal cultural resources are encountered during construction, the resources shall either be left in situ or avoided through realignment of the trail, or the resources shall be salvaged, recorded and repositioned consistent with the provisions of a Phase III data recovery program consistent with the provisions of a Cultural Resources Management Plan.

MM CULT-2. Pre-Construction Surveys. (A) Where the ‘Area of Potential Effect’ has been subject to a Phase I Walkover Survey within two years of the proposed activity and no unique archaeological resources, significant cultural resources, or tribal cultural resources are known from the Area of Potential Effect, work shall proceed per the provisions detailed in MM CULT-1. (B). Where all or a portion of the Area of Potential Effect has not been surveyed for cultural resources within two years of a proposed ground-disturbing activity, a qualified archaeologist who meets the Secretary of Interior’s professional qualification standards for archaeology and shall conduct a Phase I Walkover Survey to ascertain the presence or absence of unique archaeological and/or significant historic resources, as defined in Section 15064.5 of the State CEQA Guidelines.

If the survey determines no unique archaeological resources or significant historical resources, including potential tribal cultural, then the work shall proceed consistent with the provisions of MM CULT-1.

If the survey determines potential unique archaeological resources or significant historical resources, including potential tribal cultural resources, then one of two courses of action shall be employed:

Where avoidance is feasible, the trail alignments shall be realigned to avoid the potentially significant resource, and the work shall then proceed consistent with the provisions of MM CULT-1. The new alignment will be surveyed by a qualified archaeologist. An archaeological monitor shall be present during ground-disturbing activities. In addition, consultation shall be undertaken with the Most Likely Descendants designated by Native American Heritage Commission to determine if a Native American monitor shall also be present during all or a portion of the ground-disturbing activities.

Where avoidance is not feasible, a Phase II evaluation of the cultural resources shall be undertaken to determine the significance of the cultural resource. If the Phase II investigation identifies a unique/eligible cultural resource within the area proposed for ground-disturbing work, the County shall determine whether to avoid the resource through redesign or to proceed with a Phase III data recovery program consistent with the provisions of a Cultural Resource Management Plan. The work shall then proceed consistent with the provisions of MM CULT-1.

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

Less Than Significant Impact

The project would increase demand for water, wastewater treatment, storm water draining, electric power, telecommunication and potentially natural gas services through the construction of the proposed single-family development. The project is proximate to existing electric power, natural gas, and telecommunication facilities and is currently served by these services. The provision of stormwater drainage facilities will be included in the project design, in compliance with County requirements based on the County's stormwater design manual and low impact development (LID) ordinance. There are no expected obstacles to the design of County-compliant facilities for the project. As such, the issue of stormwater infrastructure is not an issue and therefore there will be no impact to stormwater 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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No Impact.

There is sufficient water to serve this project and for the foreseeable future, including through normal and potential upcoming dry periods. No impact to area water supplies will result from the implementation of this project.

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

No Impact.

Wastewater facilities are not available for use by this project site. The project proposes a private wastewater system to serve the project. The wastewater system's design shall be subject to review and approval by the Los County Department of Public Health prior to any land disturbance/grading or building permit issuance.

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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?

Less Than Significant Impact

Waste Management provides solid waste collection in the project vicinity. It is anticipated that nearby Landfill would serve the proposed project. The landfill has a remaining capacity of 56,864,241 tons or 53,645,510 cubic yards. The landfill is scheduled to operate until July 25, 2047, unless its capacity is reached earlier. The project would generate increased solid waste through the development of the single-family project. The residential use at this site is consistent with the zoning, which is included in the calculations for capacity purposes. The project will generate solid waste at a level that will be at a less than significant level that can be managed and accepted by the nearby landfill.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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Less Than Significant Impact.

Solid waste reduction is implemented in the County, compliant with AB 939 and the County of Los Angeles Source Reduction and Recycling Element (SRRE), which require implementation of programs to divert, through source reduction, recycling, and composting 25 percent of the solid waste from landfills and incineration to achieve a 50 percent reduction in solid waste by 2000. Further, the project would comply with Chapter 20.87, Construction and Demolition Debris Recycling and Reuse, of the County Zoning Code for 50 percent recycling during construction. The residential project would need to comply with the 2019 CALGreen requirement to either no less than 65 percent diversion or no more than 2 pounds per square foot disposal of construction and demolition waste for non- residential construction. The project would comply with the California Solid Waste Reuse and Recycling Access Act of 1991, as amended, which requires each "development project" to provide an adequate storage area for collection and removal of recyclable materials. No additional federal regulations beyond these standards would be required. The project must be designed to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, impacts would be less than significant.

20. WILDFIRE

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

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, Would the project:

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

Less Than Significant Impact.

In support of the analysis of this section, online web resources accessed included the Los Angeles County's Fire Hazard Severity Zone mapping and the California Fire Severity Zone mapping dataset. The project site is within and adjacent to an area designated as a Very High Fire Hazard Severity Zone (VHFHSZ) and is also recognized by the State of California as a State Responsibility Area (SRA). These FHSZs define the application of various mitigation strategies to reduce risk associated with wildland fires. It should be noted that CAL FIRE is currently remapping FHSZS within SRAs and Very High Fire Hazard Severity Zones (VHFHSZ); to provide updated map zones, based on new data, science, and technology.

The project site would not require any road closures during construction. All project plans would be submitted for approval to the Los Angeles County Fire Department. Therefore, the project would not impair an adopted emergency response plan or emergency evacuation plan. The impact would be less than significant.

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? ☐ ☒ ☐ ☐

Less Than Significant Impact with Mitigation Incorporated.

As indicated earlier, the project site is situated within and adjacent to an area designated as a Very High Fire Hazard Severity Zone (VHFHSZ). Potential for slope failure such as landslides and debris flows, is possible because of denuded slopes, if a fire were to occur in the area. Based on these conditions, the risk from wildfire, exposure of occupants to pollutant concentrations from wildfire and uncontrolled spread of a wildfire is considered potentially significant. Therefore, the following mitigation measures (MMs) are proposed that would reduce the potential impact to a less than significant level.

MM WF-1: Fire Hazard Mitigation Designs

The proposed structure would be designed to meet hazardous fire area building code requirements. All fire access roads would be capable of supporting a 75,000- pound load, and all access roads would be built-in conformance with applicable California Fire Code and the Los Angeles County Fire Department (Fire Department) requirements, ensuring that the project would have adequate emergency access. The conceptual design plans shall be submitted to the Fire Department for approval.

MM WF-2: Landscape Plan, Fuel Management

A landscape plan with Fuel Modification Zones (FMZs) shall be developed and shall incorporate an effective “defensible space” around proposed structure. The plans shall conform to Los Angeles County Fire Department (Fire Department) Regulations. Conceptual Design plans shall be submitted to the Fire Department for approval. In addition, the project shall comply with the Fire Department's Brush Management Regulations.

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?

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Less Than Significant Impact.

There are no proposed structures such as roads, fuel breaks, emergency water sources, power lines or other utilities that are proposed as part of the project. As identified in 19(a) and 19 (b), the project design will be subject to precautionary design measures, which will be submitted to the Fire Department for review and approval. Further, the Fuel Modification Plans for the project will also be submitted to the Fire Department. Implementation of MMs WF-1 and WF-2 is expected to reduce potential impacts to less than significant impacts.

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?

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Less Than Significant Impact.

Refer to responses 20 (a) - 20 (d). Implementation of Mitigation Measures WF-1 and WF-2 with project design considerations, implementation and management of fuel modification, landscaping to reduce fire risk, potential; would reduce potential risk to people and structures from wildfire; to a less than significant level.

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

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#	Environmental Factor	Mitigation	Action Required	When Monitoring to Occur	Responsible Agency or Party	Monitoring Agency or Party
4.1	Biological Resources	<p>BIOLOGICAL MONITOR—Prior to the issuance of a grading permit, a qualified biologist shall be retained by the Applicant as the lead biological monitor subject to the approval of the County Planning. That person shall ensure that impacts to all biological resources are minimized or avoided, and shall conduct (or supervise) pre-grading field surveys for species that may be avoided, affected, or eliminated as a result of grading or any other site preparation activities. The lead biological monitor shall ensure that all surveys are conducted by qualified personnel (e.g., avian biologists for bird surveys, herpetologists for reptile surveys, etc.) and that they possess all necessary permits and memoranda of understanding with the appropriate agencies for the handling of potentially-occurring special-status species. The lead biological monitor shall also ensure that daily monitoring reports (e.g., survey results, protective actions, results of protective actions, adaptive measures, etc.) are prepared, and shall make these monitoring reports available to County Planning at their request.</p> <p>Prior to project implementation, a Workers Environmental Awareness Program (WEAP) shall be prepared by the Biological Monitor and presented to construction crews regarding all sensitive resources with the potential to occur on-site during construction activities. The WEAP training shall concentrate on the proper identification of sensitive resources while in the field; suggested strategies in avoiding impact to sensitive resources; proper reporting methods for field crews in the event that sensitive resources are observed during construction activities; and proper site hygiene, including inspection of equipment for wildlife and proper trash collection and disposal.</p> <p>During grading, earthmoving activities, and other construction activities the biological monitor shall be present to inspect and enforce all mitigation requirements and to relocate any species that may come into harm's way to an appropriate offsite location of similar habitat. The biological monitor shall be authorized to stop specific grading or construction activities if violations of mitigation measures or any local, state, or federal laws are suspected. The biological monitor shall file a report of the monitoring activities with County Planning. If ongoing biological monitoring of construction activities reveals the presence of any special-status wildlife within an active work area, then work shall be temporarily halted until the animals leave on their own or can be collected and relocated to areas outside of the designated work zones. Work areas shall be surveyed for special-status species during construction activities. Any special-status species occurring within the work area shall be collected and relocated to areas outside of the designated work zones.</p>	Retain qualified biological monitor and maintain daily monitoring reports.	Prior to issuance of grading permit and during construction & fuel modification.	Applicant	DRP
4.2	Biological Resources	<p>Breeding Birds—Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1 – August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill (Fish and Game Code Section 86), and includes take of eggs or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.</p> <p>If avoidance of the avian breeding season is not feasible, a qualified biologist with experience in conducting breeding bird surveys shall conduct weekly bird surveys beginning thirty days prior to the initiation of project activities, to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 500 feet of the disturbance area. The surveys shall continue on a weekly basis with the last survey being conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent may delay all project activities within 300 feet of on- and off-site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist may continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged and there is no evidence of a second attempt at nesting. Flagging, stakes, or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. The project proponent shall provide County Planning the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.</p> <p>If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to County Planning and, upon request, the CDFW. Based on the submitted information, County Planning (and the CDFW, if the CDFW requests) will determine whether to allow a narrower buffer.</p> <p>The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological monitor shall send weekly monitoring reports to County Planning during the grubbing and clearing of vegetation, and shall notify County Planning immediately if project activities damage active avian nests.</p>	<p>Construction activities should occur outside of the avian breeding season.</p> <p>If avoidance is not feasible a qualified biologist shall conduct a presence absence survey weekly starting thirty days prior to construction activities.</p>	Prior to issuance of grading permit and during construction & fuel modification.	Applicant	DRP
4.3	Biological Resources	<p>Low-mobility reptiles—Prior to the issuance of a grading or building permit, drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles. Surveys shall be conducted by installing an array of pit-fall traps, coverboards, or other devices as determined to be appropriate by the biological monitor on the ground prior to the commencement of construction. Pit-fall traps, if used, must be checked daily. Coverboards shall be installed no less than 4 weeks prior to construction and checked at least weekly. Pit-fall traps shall be covered during periods when daily checking is not possible (weekends, holidays, in the event of during construction delays, etc.). Any special-status reptiles or other species determined important by the qualified biological monitor (i.e., biologist must be appropriately permitted for collection and relocation activities) occurring within the work area prior to the start of work shall be collected and relocated to areas outside of the designated work zones.</p>	Drift fence or other barrier impermeable to reptiles shall be erected around the construction area and pre-construction surveys shall be conducted for special-status ground-dwelling reptiles	Prior to issuance of grading permit.	Applicant	DRP

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4.4	Biological Resources	<p>Bats—To avoid the direct loss of bats that could result from disturbance to trees or structures that may provide maternity roost habitat (e.g., in cavities or under loose bark) or structures that contain a hibernating bat colony, the following steps shall be taken:</p> <ul style="list-style-type: none"> - To the extent feasible, demolition or disturbance to suitable bat roosting habitat shall be scheduled outside of the maternity roosting season (October 1 – February 28). - If trees must be encroached during the maternity season (March 1 – September 30), or structures must be removed at any time of the year, a qualified bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats. - Each tree or structure identified as potentially supporting an active maternity roost and each structure potentially supporting a hibernating colony shall be closely inspected by the bat specialist no greater than 7 days prior to tree disturbance to determine more precisely the presence or absence of roosting bats. - If bats are not detected, but the bat specialist determines that roosting bats may be present at any time of year, it is preferable to bring down trees or structures in a controlled manner using heavy machinery. In order to ensure the optimum warning for any roosting bats that may still be present, the trees or structures shall be nudged lightly two to three times, with a pause of approximately 30 seconds between each nudge to allow bats to become active. Trees or structures may then be pushed to the ground slowly under the supervision of a bat specialist. Felled trees shall remain in place until they are inspected by a bat specialist. Trees that are known to be bat roosts shall not be cut or mulched immediately. A period of at least 48 hours shall elapse prior to such operations to allow bats to escape. Bats shall be allowed to escape prior to demolition of structures. This may be accomplished by placing one-way exclusionary devices into areas where bats are entering a structure that allow bats to exit but not enter the structure. - Maternity season lasts from March 1 – September 30. Trees or structures determined to be maternity roosts shall be left in place until the end of the maternity season. A structure containing a hibernating colony shall be left in place until a qualified biologist determines that the bats are no longer hibernating. <p>The bat specialist shall document all demolition monitoring activities and prepare a summary report to the County upon completion of tree disturbance or structure demolition activities. If Townsend's big-eared bat is detected during pre-construction surveys, all construction-related activity shall be halted immediately and CDFW shall be notified. Work may only resume subsequent to CDFW approval.</p> <p>Bat Relocation—If confirmed occupied or formerly occupied bat roosting habitat is destroyed, artificial bat roosts of comparable size and quality shall be constructed and maintained at a suitable undisturbed area. The design and location of the artificial bat roosts shall be determined by the bat specialist in consultation with CDFW.</p> <p>In exceptional circumstances, such as when roosts cannot be avoided and bats cannot be evicted by non-invasive means, it may be necessary to capture and transfer the bats to appropriate natural or artificial bat roosting habitat in the surrounding area. Bats raising young or hibernating shall not be captured and relocated. Capture and relocation shall be performed by the bat specialist in coordination with CDFW, and shall be subject to approval by County Planning and CDFW.</p> <p>A monitoring plan shall be prepared for the replacement roosts, which shall include performance standards for the use of the replacement roosts by the displaced species, as well as provisions to prevent harassment, predation, and disease of relocated bats.</p> <p>Annual reports detailing the success of roost replacement and bat relocation shall be prepared and submitted to County Planning and CDFW for five years following relocation or until performance standards are met, whichever period is longer.</p>	Bat specialist shall conduct a pre-construction survey to identify those trees or structures proposed for disturbance that could provide hibernacula or nursery colony roosting habitat for bats.	Prior to issuance of tree removal permit and during construction & fuel modification.	Applicant and subsequent owner(s)	DRP
4.5	Biological Resources	<p>Trenches and Holes Management</p> <ul style="list-style-type: none"> - The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable. These areas shall be covered to prevent wildlife from becoming trapped or drowning. - If trenches or holes cannot be closed the same day they are made, covers shall be firmly secured at ground level in such a way that small wildlife cannot slip beneath. At sites that require the presence of a biological monitor, trench covers shall be approved by the monitor. If covers cannot be provided, escape ramps shall be placed in all trenches and holes. - Open trenches shall be inspected regularly throughout the day and prior to filling to remove any trapped wildlife (e.g., small mammals, reptiles, amphibians) and to check for the presence of protected wildlife species at Project sites that require the presence of a biological monitor. - If a state or federal listed wildlife species is present in the trench, the on-site Biological Monitor shall contact CDFW or USFWS immediately, ensure the protected species is not in immediate danger, and wait for instruction by CDFW or USFWS. - Covered trenches and holes at sites where biological monitors are present are to be inspected by the monitor at the end of the work day and prior to initiating construction activities the next day. - In locating trenches or holes, disturbance to natural vegetation, including plant root systems shall be minimized. 	The contractor shall cover or backfill all trenches, holes, and open water sources (e.g., water buffalos, water tanks, and slurry dumpsters) the same calendar day they are opened, where practicable.	Prior to certificate of occupancy.	Applicant	DRP
4.6	Biological Resources	<p>Woodrats—Any woodrat middens observed during preconstruction surveys, shall be assumed to be occupied by San Diego desert woodrat. Each occupied midden requiring removal shall be dismantled by hand under the supervision of the biologist, prior to the commencement of project activities. If young are encountered during the dismantling process, the material shall be returned in place and the midden remain unmolested for 2 to 3 weeks in order to give the young enough time to mature and disperse on their own accord. After 2 to 3 weeks, the dismantling of the midden may begin again. Material shall be moved to suitable adjacent areas (native scrub habitat at least 500 feet away) that are expected to remain undisturbed in perpetuity.</p>	Biologist to conduct preconstruction survey.	Prior to issuance of grading permit.	Applicant	DRP
4.7	Biological Resources	<p>Fuel Modification</p> <ul style="list-style-type: none"> - Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant. - Choose multiple-trunked, resprouting species for removal over non-sprouters. The remaining multi-trunked shrubs should be pruned in a staggered, clumped pattern on an alternating schedule, allowing 2 – 3 years between prunings for any one clump. Re-sprouting species can be pruned to near ground level. - It is recommended that locally-indigenous plants thinned for fuel modification be chipped and used as native plant mulch. SMM native plant mulch is not widely available in stores, but is an excellent addition to the landscape to retain soil moisture and reduce growth of invasive weeds. - Disking and indiscriminate clearing is not allowed in any Fuel Modification Zone. - For trees to have fuel ladders removed: prune lower branches up to 1/3 of tree height or up to 6 ft. maximum for trees 18 ft. and taller, per County fire requirements. Consult with County Planning or Foresters before pruning protected oaks or native trees. - Include provisions for irrigation, both permanent for Zones A and B, and temporary for establishment of native plants in Zone C and outside of Fuel Modification Zones. 	Retain as many non-sprouting species as possible. These usually have a single trunk. Do not cut off the trunk in pruning, as this kills the plant.	Prior to issuance of Certificate of Occupancy.	Applicant	DRP

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4.8	Biological Resources	Initial Fuel Modification —The site shall only be fuel-modified after the construction phase of the proposed project has been completed or as otherwise directed by the Fire Department. - A qualified biologist shall implement MM BIO-2 before fuel modification occurs. - A qualified biologist shall be present during initial fuel modification activities and shall stake the limits of fuel modification and flag any areas or plants to be excluded from fuel modifications. - The stakes shall remain in place until after fuel modification activities have been completed. - A qualified biologist shall be present during initial fuel modification activities to ensure that no protected trees or special-status species are damaged by the fuel modification activities.	After construction has been completed.	Prior to issuance of Certificate of Occupancy.	Applicant	DRP
4.9	Biological Resources	Landscaping —Prior to issuance of a grading permit, prepare a landscaping plan for review and approval by the Department of Regional Planning. The landscaping plan shall clearly identify all existing trees (native and non-native) by species (common and scientific names), show trunk diameters, and indicate whether the tree will be removed or retained. Species considered invasive should be removed. All laurel sumac saplings on site to remain as replacements for the two that will be removed from APN 4455-041-002 shall also be depicted. If additional landscaping is to be proposed for fuel-modification Zones A and B, it shall consist of only locally indigenous native species within Zone B. Non-invasive non-natives are allowable in Zone A.	Submittal and approval of landscaping plan.	Prior to issuance of grading permit.	Applicant	DRP
4.10	Biological Resources	Permanent Runoff Control/Drainage Plan —The Applicant shall provide a grading plan and drainage report, including proposed site design and source control best management practices to minimize post-construction runoff and infiltrate at minimum the first 0.75-inches of stormwater. This plan should show all proposed drainage improvements, such as locations of infiltration basins, measures to convey runoff from impervious surfaces into permeable areas of the property (i.e., raingardens or bioswales) in a non-erosive manner, measures to maximize the ability of native substrates to retain and infiltrate runoff, and placement of cisterns or rain barrels for stormwater capture.	Submittal and approval of drainage plan.	Prior to final approval	Applicant	DRP
4.11	Biological Resources	Glass —Glass should be least reflective or have frit patterns that will promote energy conservation and prevent bird strikes caused by the bird mistaking a reflection of habitat for available flight space, per §22.44.1320.	Submittal and approval of window and door schedule.	Prior to final approval.	Applicant	DRP
4.12	Biological Resources	Lighting —Lighting should carefully follow provisions of §22.44.1270 for exterior lighting. Avoid trespass of light into the night sky and onto natural areas both on and off the project parcels.	Submittal and approval of outdoor lighting plan.	Prior to final approval.	Applicant	DRP
4.13	Biological Resources	Staking of Grading Limits —The Applicant's contractor shall delineate the proposed grading limits of the building site or the extents of the proposed development area, whichever is greater, the driveway, and the extents of the fuel modification zones before any of the measures outlined below are implemented. The contractor shall not remove any native vegetation during staking and shall set the stakes so that they are clearly visible. The locations of the stakes within the fuel modification zones shall be recorded using GPS and provided to the project biologist.	Stake grading limits.	Prior to issuance of grading permit	Applicant	DRP
4.14	Biological Resources	Temporary wildlife fencing —Temporary wildlife fencing shall be utilized to reduce the potential for wildlife being harmed by or moving into the work site. The project proponent's contractor shall delineate the grading limits/approved development area and shall fence the area in its entirety with green screen before beginning removal of any vegetation, as follows: - To install the screen, laborers will remove a 5-foot strip of vegetation at the limits of the grading limits/development area using hand-held tools to allow wildlife, including special status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. - The green screen shall be partially buried, or fitted with silt fence that is partially buried, in a manner that reduces the potential for wildlife moving back in. - Laborers installing the fence shall remain within the cut areas and any paths leading to it. - A biologist shall monitor fence installation so that they can capture and relocate wildlife as necessary, and to ensure that no protected trees or special status plants are impacted during installation. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals. - A gated entrance shall allow ingress and egress. The gates shall remain open until after the project biologist conducts a pre-construction survey and shall be closed only after vegetation is cleared from within the fenced area.	Installation of temporary wildlife fencing.	Prior to removal of any vegetation or grading activity.	Applicant	DRP
4.15	Biological Resources	Pre-Construction Biological Resources Survey & Site Clearance —A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening. - The project proponent's contractor shall plan to remove vegetation from within the screened area no more than 1 day after completion of the Pre-Construction Biological Resources Survey. - Laborers shall use hand-held tools to remove the vegetation. Using hand-held tools will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. - A biologist shall monitor vegetation removal so that they can capture and relocate wildlife as necessary. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	A pre-construction biological resources survey shall be conducted within the area that is screened and within areas adjacent the driveway the day after screening.	Prior to removal of any vegetation or grading activity.	Applicant	DRP

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4.16	Biological Resources	Initial Grubbing & Grading —Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits. The delay between vegetation clearance and the grubbing and grading activities will allow wildlife, including special-status species, a chance to escape and reduce the potential of them being crushed by heavy machinery. - A biologist shall monitor initial grading and grubbing so that they can capture and relocate wildlife as necessary. - The biologist must hold a CDFW Scientific Collectors Permit authorizing handling of invertebrates, reptiles, amphibians, and mammals.	Initial grubbing and grading shall occur 3 – 7 days after vegetation has been cleared from the proposed development area/grading limits.	Initial grading to be monitored by certified biologist.	Applicant	DRP
5.1	Cultural Resources	In the event that archaeological resources are encountered during the construction process, the proposed project would be required to halt all development activities, contact the South-Central Coastal Information Center and inform them of the encounter. Subsequently, the applicant should retain the services of a certified archaeological resource specialist. Only the specialist will be able to tell the contractor when development activities can recommence.	Halt all activity if archeological resources are found.	If sensitive resources are found, cultural monitoring shall occur.	Applicant	DRP
5.1	Cultural Resources	In the event that human remains are encountered on the project site, the proposed project would be required to halt all development activities and contact the Los Angeles County Coroner. If it is determined that the human remains are of Native American descent, the Native American Heritage Commission should be contacted, who will in turn contact the likely descendants. They will be informed of the encounter and in consultation with the property owner, a decision will be made on how to proceed. Only after this decision and all necessary actions occur can development activities recommence.	Halt all activity if human remains are found.	If remains are found, cultural monitoring shall occur.	Applicant	DRP
7.1	Geological Resources	A qualified Geotechnical Engineering firm will be retained by the Applicant to conduct further studies to characterize the potential for slope instability during the design-level geotechnical study for the project. Further geotechnical exploration including subsurface drilling within one or more existing slopes shall be performed to adequately address global stability.	Retain geotechnical consultant to characterize potential slope instability.	Prior to grading.	Applicant	DRP
13.1	Noise	Restricts construction activity on Sunday and any other time between the hours of 8:00 a.m. and 6:30 p.m.	Restrict construction hours.	Throughout construction phase.	Applicant	DRP
20.1	Wildfire	Fire Hazard Mitigation Designs - The proposed structure would be designed to meet hazardous fire area building code requirements. All fire access roads would be capable of supporting a 75,000- pound load, and all access roads would-be built-in conformance with applicable California Fire Code and the Los Angeles County Fire Department (Fire Department) requirements, ensuring that the project would have adequate emergency access. The conceptual design plans shall be submitted to the Fire Department for approval.	Design plans to receive fire department approval.	Prior to final approval.	Applicant	DRP
20.2	Wildfire	Landscape Plan, Fuel Management - A landscape plan with Fuel Modification Zones (FMZs) shall be developed and shall incorporate an effective “defensible space” around proposed structure. The plans shall conform to Los Angeles County Fire Department (Fire Department) Regulations. Conceptual Design plans shall be submitted to the Fire Department for approval. In addition, the project shall comply with the Fire Department's Brush Management Regulations.	Landscape plans with defensible space to receive fire department approval.	Prior to final approval.	Applicant	DRP