

**INITIAL STUDY /
MITIGATED NEGATIVE DECLARATION**

**MRCA Deerlake Highlands Access Easement
TO Corbridge Property APN 2821-019-007**

Prepared By:
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I. INTRODUCTION

PURPOSE

This document is an Initial Study, prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines, for evaluation of the potential environmental impacts resulting from implementation of an easement for access and underground utility purposes (“access easement”) through a 10-foot wide strip of land (proposed project) owned by the Mountains Recreation & Conservation Authority (MCRA). The access easement is located north of and adjacent to Lot 266, Vesting Tentative Tract Map 53138, the Deerlake Ranch project, County Project No. 99-239 (5) to provide access to the adjacent property APN 2821-019-007 as requested by the Mountains Recreation & Conservation Authority. This 28’ wide access easement (up to a maximum of 58-feet wide if required by the County of Los Angeles for public safety reasons) is considered “the project”, and is described in detail in Section II. The results of this Initial Study will determine the appropriate type of CEQA documentation required for the proposed discretionary action.

CALIFORNIA ENVIRONMENTAL QUALITY ACT REQUIREMENTS

As defined by Section 15063 of the State California Environmental Quality Act (CEQA) Guidelines, an Initial Study is prepared primarily to provide the Lead Agency with information to use as the basis for determining whether an Environmental Impact Report (EIR), Negative Declaration, or Mitigated Negative Declaration would be appropriate for providing the necessary environmental documentation and clearance for any proposed project.

According to Section 15065, an EIR is deemed appropriate for a particular proposal if the following conditions occur:

- The proposal has the potential to substantially degrade quality of the environment.
- The proposal has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- The proposal has possible environmental effects that are individually limited but cumulatively considerable.
- The proposal could cause direct or indirect adverse effects on human beings.

According to Section 15070(a), a Negative Declaration (ND) is deemed appropriate if the proposal would not result in any significant effect on the environment.

According to Section 15070(b), a Mitigated Negative Declaration (MND) is deemed appropriate if it is determined that though a proposal could result in a significant effect, mitigation measures are available to reduce these significant effects to insignificant levels.

This Initial Study (IS) has determined that the proposed project will not result in potentially significant environmental impacts and therefore, a Negative Declaration is deemed as the appropriate document to provide necessary environmental evaluations and clearance, and recommend mitigation measures required to reduce any potentially significant impact to a level of insignificance.

This Initial Study and Negative Declaration are prepared in conformance with the California Environmental Quality Act of 1970, as amended (Public Resources Code, Section 21000 et. seq.); Section 15070 of the State Guidelines for Implementation of the California Environmental Quality Act of 1970, as amended (California Code of Regulations, Title 14, Chapter 3, Section 15000, et. seq.); applicable

requirements of the Mountains Recreation and Conservation Authority; and the regulations, requirements, and procedures of any other responsible public agency or an agency with jurisdiction by law.

The Mountains Recreation & Conservation Authority is the designated Lead Agency, and the County of Los Angeles a Responsible Agency in accordance with Section 15050 of the CEQA Guidelines. The Lead Agency is the public agency which has the principal responsibility for carrying out or approving a project which may have significant effects upon the environment.

INTENDED USES OF INITIAL STUDY AND NEGATIVE DECLARATION

This Initial Study and Negative Declaration are informational documents which are intended to inform the Mountains Recreation & Conservation Authority decision-makers, other responsible or interested agencies, and the general public of potential environmental effects of the proposed action. The environmental review process has been established to enable public agencies to evaluate environmental consequences and to examine and implement methods of eliminating or reducing any potentially adverse impacts. While CEQA requires that consideration be given to avoiding environmental damage, the Lead Agency and other responsible public agencies must balance adverse environmental effects against other public objectives, including economic and social goals.

The Mountains Recreation & Conservation Authority, as the Lead Agency, has determined that environmental clearance for the proposed project can be provided with a Negative Declaration. The Initial Study and Notice of Availability and Intent to Adopt prepared for the Negative Declaration will be circulated for a period of 20 days for public and agency review. Comments received on the document will be considered by the Lead Agency before it acts on the proposed project.

CONTENTS OF INITIAL STUDY

This Initial Study is organized to facilitate a basic understanding of the existing setting and environmental implications of the proposed project.

I. INTRODUCTION presents an introduction to the entire report. This section identifies contact persons involved in the process, scope of environmental review, environmental procedures, and incorporation by reference documents.

II. PROJECT DESCRIPTION describes the proposed project. A description of discretionary approvals and permits required for project implementation is also included.

III. ENVIRONMENTAL CHECKLIST FORM contains the MRCA's Environmental Checklist Form. The checklist form presents results of the environmental evaluation for the proposed project and those issue areas that would have either a significant impact, potentially significant impact, or no impact.

IV. ENVIRONMENTAL ANALYSIS evaluates each response provided in the environmental checklist form. Each response checked in the checklist form is discussed and supported with sufficient data and analysis. As appropriate, each response discussion describes and identifies specific impacts anticipated with project implementation. In this section, mitigation measures are also recommended, as appropriate, to reduce adverse impacts to levels of less than significance.

V. MANDATORY FINDINGS presents Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

VI. PERSONS AND ORGANIZATIONS CONSULTED identifies those persons consulted and involved in preparation of this Initial Study and Negative Declaration.

VII. REFERENCES lists bibliographical materials used in preparation of this document.

SCOPE OF ENVIRONMENTAL ANALYSIS

For evaluation of environmental impacts, each question from the Environmental Checklist Form is stated and responses are provided according to the analysis undertaken as part of the Initial Study. All responses will take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts. Project impacts and effects will be evaluated and quantified, when appropriate. To each question, there are four possible responses, including:

No Impact: A “No Impact” response is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project.

Less Than Significant Impact: Development associated with project implementation will have the potential to impact the environment. These impacts, however, will be less than the levels of thresholds that are considered significant and no additional analysis is required.

Less Than Significant With Mitigation Incorporated: This applies where 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 explain how the measures reduce the effect to a less than significant level.

Potentially Significant Impact: Future implementation will have impacts that are considered significant and additional analysis and possibly an EIR are required to identify mitigation measures that could reduce these impacts to less than significant levels.

Regarding mitigation measures, it is not the intent of this document to “overlap” or restate conditions of approval that are established for the project. Additionally, those other standard requirements and regulations that any development must comply with, that are outside the County’s jurisdiction, are also not considered mitigation measures and therefore, will not be identified in this document.

INCORPORATION BY REFERENCE AND TECHNICAL STUDIES

Information, findings, and conclusions contained in this document are based on incorporation by reference of incorporation by reference and technical studies, which are discussed in the following section.

Incorporation By Reference

Incorporation by reference is a procedure for reducing the size of EIRs and/or NDs and is most appropriate for including long, descriptive, or technical materials that provide general background information, but do not contribute directly to the specific analysis of the project itself. This procedure is particularly useful when an EIR or Negative Declaration relies on a broadly-drafted EIR for its evaluation of cumulative impacts of related projects (*Las Virgenes Homeowners Federation v. County of Los Angeles* [1986, 177 Ca.3d 300]). If an EIR or Negative Declaration relies on information from a supporting study that is available to the public, the EIR or Negative Declaration cannot be deemed unsupported by evidence or analysis (*San Francisco Ecology Center v. City and County of San Francisco* [1975, 48 Ca.3d 584, 595]). This document incorporates by reference the Deerlake Ranch EIR from which information is used.

When an EIR or Negative Declaration incorporates a document by reference, the incorporation must comply with Section 15150 of the CEQA Guidelines as follows:

- The incorporated document must be available to the public or be a matter of public record (CEQA Guidelines Section 15150[a]). The Deerlake Ranch EIR shall be made available, along

with this document, at the Mountains Recreation & Conservation Authority, Los Angeles River Center & Gardens, 570 West Avenue Twenty-Six, Suite 100, Los Angeles, CA 90065, ph. (323) 221-8900

- This document must be available for inspection by the public at an office of the lead agency (CEQA Guidelines Section 15150[b]). This document is available at the Mountains Recreation & Conservation Authority, Los Angeles River Center & Gardens, 570 West Avenue Twenty-Six, Suite 100, Los Angeles, CA 90065, ph. (323) 221-8900.
- This document must summarize the portion of the document being incorporated by reference or briefly describe information that cannot be summarized. Furthermore, this document must describe the relationship between the incorporated information and the analysis in the General Plan EIR (CEQA Guidelines Section 15150[c]). As discussed above, the Deerlake Ranch EIR addresses the entire development area and provides background and inventory information and data which apply to the project site. Incorporated information and/or data will be cited in the appropriate sections.
- This document must include the State identification number of the incorporated document (CEQA Guidelines Section 15150[d]). The State Clearinghouse Number for the Deerlake Ranch EIR is 2000061049.
- The material to be incorporated in this document will include general background information (CEQA Guidelines Section 15150[f]).

Technical Studies

No technical studies were prepared for the proposed project.

II. PROJECT DESCRIPTION

A. PROJECT LOCATION AND SETTING

The proposed project (access easement) is located in Los Angeles County, California in undeveloped land area in the unincorporated area of Chatsworth, more commonly referred to as Twin Lakes and Deerlake Highlands. The project site is located in the south-facing foothills of Santa Susana Mountains. It is on an uplifted plateau at an average elevation of approximately 1,325 feet above sea level. The plateau is generally flat with rolling hills, and is bordered on the north by west trending hills that are steep and rugged and reach elevations in excess of 1,770 feet. The hills are cut by south draining canyons. The plateau is bordered to the west and south by Devil Canyon, and to the east by Browns Canyon. The bases of the canyons are at elevations of approximately 1,150 feet. Canyon sidewalls are generally steep with natural slope gradients between 2:1 to 0.5:1 (horizontal to vertical). Devil Canyon has intermittent concrete groins or debris dams to control siltation and prevent erosion. The mouth of Devil Canyon has a concrete rock dam with a culvert.

Plant communities within the project area include chaparral, coastal sage scrub, riparian woodland, eucalyptus, and oak woodland. Biological surveys performed during 1998 and 1999 identified no occurrences of federally- or state-listed plant or animal species. One sensitive plant species, Plummer's mariposa lily, (*Calochortus plummerae*) has been identified over some of the southwesterly portion of the site.

Common large mammal species that are expected to occur on the project site include mule deer, coyote, common grey fox, and bobcat. Other common mammals expected to occur include common raccoon, opossum, striped skunk, California ground squirrel, and desert cottontail. Small mammals expected to occur included pocket gopher, California mouse, and dusky-footed woodrat. Common reptile species

expect to occur include rattlesnake, western skink, southern alligator lizard, California kingsnake, and San Diego gopher snake. Habitat variation on the project site provides nesting, roosting and foraging opportunities for numerous resident and migratory bird species.

Devil Canyon bisects the southern portion of the site and Browns Canyon runs near the eastern border. Lands to the north and immediate east of the site are undeveloped and similar in topography and biological resources. Lands to the south have been developed into single family and multi-family neighborhoods. State Route 118 is located immediately south of the site.

B. PROJECT DESCRIPTION

The proposed project entails the granting of a 28 – 58 foot wide easement for access and underground utility purposes (access easement) through a 10-foot wide strip of land owned by the Mountains Recreation & Conservation Authority (MCRA) north of and adjacent to Lot 266 of Deerlake Ranch, County Project No. 99-239 (5), to provide access to the adjacent property APN 2821-019-007. APN 2821-019-007 is an approximately 40-acre parcel located 10 feet northerly of the north boundary of the Deerlake Ranch Development within the northwest quarter of Section 6, Township 2 North, Range 16 West, S.B.M. (See Exhibit “1”).

Project implementation requires approval of the following actions:

1. Adoption of a resolution by the Mountains Recreation & Conservation Authority (MCRA) entering into a Settlement Agreement and Release with Presidio Chatsworth Partners, LLC, the Santa Monica Mountains Conservancy, and Linda Corbridge regarding access to APN 2821-019-007 through MCRA property in Browns and Devil Canyon; and
2. Adoption of a resolution by the Mountains Recreation & Conservation Authority granting an access easement across the MRCA-owned 10-ft. strip of land to Linda Corbridge, unincorporated Chatsworth.

Implementation of the above outlined actions would allow for legal access to the subject 40 acre parcel, which, as stipulated in the settlement agreement, could result in maximum of four (4) single family residential lots homes and related amenities, within the identified development area, subject to the requirements of and approval by the County of Los Angeles, Department of Regional Planning. Access to, and underground utilities for, these four (4) potential single family homes and related amenities would occur via the approved Deerlake Ranch subdivision and would not result in and additional adverse environmental effects above and beyond those identified in the Deerlake Ranch EIR.

While the proposed easement grants legal access to the 40-acre parcel, it does not result in any physical improvements to the easement area or the subject property, including grading, roadway construction, drainage facilities, utilities or landscaping. All proposed access easement physical improvements and associated development activities are subject to the review and approval of the County of Los Angeles Department of Regional Planning and may require subsequent CEQA documentation as part of the development of a maximum of 4 residential units on the 40-acre parcel.

III. ENVIRONMENTAL CHECKLIST

BACKGROUND

1. **Project Title:** Mountains Recreation & Conservation Authority Access Easement (APN 2821-019-077)
2. **Lead Agency Name and Address:** Mountains Recreation & Conservation Authority Los Angeles, River Center & Gardens, 570 West Avenue Twenty-Six, Suite 100, Los Angeles, CA 90065
3. **Contact Person and Phone Number:** Paul Edelman, 310.589.3200 x 128
4. **Project Location:** Adjacent to Lot 266 of the Deerlake Ranch Development, Vesting Tentative Tract Map No. 53138, County of Los Angeles, California.
5. **Project Sponsor's Name and Address:** Mountains Recreation & Conservation Authority Los Angeles, River Center & Gardens, 570 West Avenue Twenty-Six, Suite 100, Los Angeles, CA 90065
6. **General Plan Designation:** R, Non Urban
7. **Zoning:** A-1-1, light agriculture, 1-unit/acre
8. **Description of Project:** A 28 – 58 -foot wide easement for access and underground utility purposes across a 10-foot wide MRCA strip of land north of and adjacent to Lot 266 of the Deerlake Ranch Development (LA County Tentative Tract Map No. 53138) to provide access to the adjacent property APN 2821-019-007.
9. **Surrounding Land Uses and Setting:** To the north of the project is an approximately 40-acre vacant parcel (APN 2821-019-007) located 10 feet northerly of the north boundary of the Deerlake Ranch Development within the northwest quarter of Section 6, Township 2 North, Range 16 West, S.B.M. (See Exhibit "1"). To the south of the project is the proposed Deerlake Ranch project, a 375-unit residential development. Directly to the east and west of the project is vacant property owned by the MRCA.
10. **Other Public Agencies Whose Approval is Required:** NA

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. (PLACE "X'S" IN APPROPRIATE BOXES BELOW)

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology / Soils |
| <input type="checkbox"/> Hazards & Hazardous | <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation / Traffic |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

C. DETERMINATION:

On the basis of this initial evaluation:

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

will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

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

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

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

Paul Edelman
Mountains Recreation
and Conservation Authority

Date

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?				X
II. AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X
III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?				X
e) Create objectionable odors affecting a substantial number of people?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. 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 Game or U.S. Fish and Wildlife Service?				X
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?				X
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
VI. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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 fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
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?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?				X
e) 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?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within 100-year flood hazard area structures, which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X

IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
X. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?				X
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?				X
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X
XII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
XIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?				X
b) Police protection?				X
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X
XIV. RECREATION.				
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?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?				X
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?				X
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X
XVI. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?				X
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

16. MANDATORY FINDINGS OF SIGNIFICANCE.

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, 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?				X
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?				X

IV. ENVIRONMENTAL ANALYSIS

This section provides an evaluation of the impact categories and questions contained in the Environmental Checklist.

I. AESTHETICS

a) **Have a substantial adverse effect on a scenic vista? No Impact**

The County of Los Angeles General Plan does not designate any scenic vistas to or from the project site. There are no known scenic vistas in the immediate area. Therefore, the proposed project will have no impact on scenic vistas.

b) **Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State Scenic Highway? No Impact**

There are no scenic resources nor officially designated State Scenic Highways located within the project vicinity.

c) **Substantially degrade the existing visual character or quality of the site and its surroundings? No Impact**

The proposed project site is located in an area designated primarily for open space and residential uses. The proposed project will not compromise the existing visual character of the vicinity.

d) **Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? No Impact**

No new lights sources would be created by the granting of the proposed access easement.

MITIGATION MEASURES

None required.

II. AGRICULTURE RESOURCES

a) **Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact**

The proposed site does not contain any designated prime farmland, unique farmland, or farmland of statewide importance.

b) **Conflict with existing zoning for agricultural use, or a Williamson Act contract? No Impact**

No Williamson Act contracts exist for the site, and the site is not suitable for agricultural use.

c) **Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? No Impact**

No farmland exists within the site or adjoins the site. The proposed uses will not involve any other changes to the existing environment that could result in the conversion of farmland to non-agricultural use. No change in the A-1-1 light agriculture zoning is proposed. No impact would result.

MITIGATION MEASURES

None required.

III. AIR QUALITY

- a) **Conflict with or obstruct implementation of the applicable air quality plan? No Impact**

The proposed access easement would not produce any air emissions.

- b) **Violate any air quality standard or contribute substantially to an existing or projected air quality violation? No Impact**

The proposed access easement would not produce any air emissions.

- c) **Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? No Impact**

The proposed access easement would not produce any air emissions.

- d) **Expose sensitive receptors to substantial pollutant concentrations? No Impact**

The proposed access easement would not produce any air emissions.

- e) **Create objectionable odors affecting a substantial number of people? No Impact**

The proposed access easement would not produce any air emissions.

MITIGATION MEASURES

None required.

IV. BIOLOGICAL RESOURCES

- a) **Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact**

According to the Deerlake Ranch EIR, the project site is not characterized by any candidate, sensitive, or special status species as defined by the U.S. Fish and Wildlife Service or California Department of Fish and Game (CDFG). The site does not support any wetlands or areas potentially under the jurisdiction of the U.S. Army Corps of Engineers or CDFG. Based on findings contained in the Deerlake Ranch EIR, it is concluded the project will not result in any significant impact.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? Less Than Significant With Mitigation Incorporation**

The project could result in future development that has substantial adverse effects on riparian habitat or other sensitive natural community in the SEA 20 area which is called the Santa Susana Mountains

Wildlife Corridor SEA. To mitigate this potential impact, undisturbed open space on the Corbridge property will be restricted from future development through a deed restriction.

- c) **Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact**

As indicated in a) above, the project site is not characterized by any wetlands. Undisturbed open space on the Corbridge property will be restricted from future development through a deed restriction.

- 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? No Impact**

This area is part of SEA 20 which is called the Santa Susana Mountains Wildlife Corridor SEA. However, the project will not affect the movement of wildlife between Browns and Devil Canyon because wildlife can go north of the Deerlake additions on MRCA land.

- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact**

There are no local policies or ordinances to protect biological resources of local concern, therefore, the proposed project will not have any adverse impact on locally protected biological resources.

- f) **Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact**

There are no known HCPs or NCCPs encompassing the affected site or areas adjacent to the site.

MITIGATION MEASURES

In order to mitigate potential impacts to biological resources, the MRCA shall require the proposed undisturbed open space on the Corbridge property (APN 2821-019-007) to be deed restricted to eliminate any potential development (See Exhibit 2)

The following text [in brackets] is the implementation language that the MCRA Board directed in its adoption of the MND:

[Grant of Access Easement for Ingress and Egress and Utilities

The access and utilities easements that the MRCA grants to Corbridge property owner shall benefit APN 2821-019-007, and only APN 2821-019-007. The access and utilities easements that are granted to Corbridge by the MRCA shall be for the exclusive use of the one to four homes (and related amenities) to be constructed on the Corbridge property and only on the Corbridge property and the benefits of said easements shall not be transferred or conveyed by any means to any other property.

The 28 to 58-foot wide access and utilities easements shall not exceed 28 feet unless the County or a utility provider specifically requires a wider easement over the 10-foot strip for the purpose of serving four homes (and related amenities) on the Corbridge property and the grant shall prohibit grading and the paving or installation of any utilities, impervious surfacing over any portion of the easement, or the installation of any above or below ground utility or phone lines, until such time as all necessary permits and environmental clearances for such work have been obtained.

Concurrent Restriction of Corbridge Property

Contemporaneous with the MRCA granting an access easement to the owner of APN 2821-019-007 (Corbridge property), the owner of the Corbridge property shall: 1) record Covenants, Conditions and

Restrictions (CC&Rs) over the whole of APN 2821-019-007 limiting the development of the Corbridge property to four homes and prohibiting the grant by Corbridge or her successors of any easements to or for the benefit of any property adjoining the Corbridge property; 2) convey and record a conservation easement over that portion of APN 2821-019-007 as described below; 3) quitclaim any and all other claims to access to APN 2821-019-007 to the MRCA; and, 4) convey a public trail easement as described below.

At the time of the delivery and recording of the above instruments the Corbridge property must be free and clear of (or have a priority over) all monetary liens and/ or other encumbrances that adversely affect the conservation easement, trail easement, and CC&Rs. Recording shall be handled by a title company.

1) Covenants, Conditions and Restrictions

The CC&Rs, as same encumber the portion of the property located outside of the Corbridge Conservation Easement Area, shall restrict the development of the Corbridge property to four homes (and related amenities) and prohibit the granting of any easements to or for the benefit of any property adjoining the Corbridge property.

2) Conservation Easement

The Corbridge Conservation Easement Area effectively is defined by the ridgeline, or watershed line, dividing the property from the Gopher Canyon watershed to the north and the lower Devil Canyon watershed to the south and is depicted on Exhibit 2 in the MND.

The conservation easement shall be conveyed to the Mountains Recreation and Conservation Authority.

The conservation easement shall become effective upon the earlier of (a) the issuance of any building or grading permit on all or any portion of the Corbridge property, (b) or upon the recordation of any parcel map on APN 2821-019-007, (c) upon Linda Corbridge's sale of all or any portion of the property to any third party or (d) four (4) years after it is recorded.

The conservation easement shall prohibit any grading, disking, mowing, structures of any kind, brush clearance not required in writing by the Fire Department or permitted in writing by the MRCA, fencing, impervious surfaces, lighting, utilities, use of herbicide or pesticide, storage, dumping or placement of any organic or inorganic materials or items, any and all access or utility easements or lines, and any other development as defined in Public resources Code section 30106.

3) Quitclaim

The owner of the Corbridge property shall record (through a title company) a Quitclaim Deed quitclaiming any easements (by prescription or otherwise) and/ or any estates or interests in title claimed to be located on, under or over any property owned by the MRCA as such easement, estates, and interests relate to APN 2821-019-007.

4) Public Trail

Contemporaneous with the MRCA granting an access easement to Linda Corbridge to benefit APN 2821-019-007, and only APN 2821-019-007, Corbridge shall grant to the MRCA in recordable form a public trail easement in favor of the MRCA allowing bicycle, equestrian, and hiking over all existing trails with an average width greater than 6 feet in the northern half of APN 2821-019-007 as deemed necessary by the MRCA to maintain the existing trail system used by the public. Said existing trails are depicted on Exhibit 1 attached hereto. The southern boundary of the northern half of APN 2821-019-007 shall be defined by an east-west line connecting the midpoints of the east and west boundary lines of APN 2821-019-007.]

V. CULTURAL RESOURCES

- a) **Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? No Impact**

According to the Deerlake Ranch EIR, historical resources are not known to exist within the project site (adjacent to Lot 266 of VTTM 53138).

- b) **Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? No Impact**

Likewise, archaeological resources are not known to exist within the project site (adjacent to Lot 266 of VTTM 53138) according to the Deerlake Ranch EIR..

- c) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact**

Likewise, unique paleontological resources are not known to exist within the project site (adjacent to Lot 266 of VTTM 53138) according to the Deerlake Ranch EIR.

- d) **Disturb any human remains, including those interred outside of formal cemeteries? No Impact**

Likewise, human remains are not known to exist within the project site (adjacent to Lot 266 of VTTM 53138) according to the Deerlake Ranch EIR.

MITIGATION MEASURES

None required.

VI. GEOLOGY AND SOILS

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

- i) **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. No Impact**

The location of the project is not within fault zone.

- ii) **Strong seismic ground shaking? No Impact**

The susceptibility of the ground underlying the access easement to seismic shaking would not expose people or structures to potential substantial adverse effects.

- iii) **Seismic-related ground failure, including liquefaction? No Impact**

The proposed project site is not located with a liquefaction zone; therefore, impacts from liquefaction would not occur.

- iv) **Landslides? No Impact**

The project is not within an area of landslides.

- b) **Result in substantial soil erosion or the loss of topsoil? No Impact**

This project will not result in soil erosion.

- 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? No Impact**

The project is not within an area which is unstable.

- d) **Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? No Impact**

No structures subject to the UBC will be constructed within the access easement. Therefore, there will be no impact.

- e) **Have soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact**

No structures will be constructed within the access easement. Therefore, there will be no impact.

MITIGATION MEASURES

None required.

VII. HAZARDS AND HAZARDOUS MATERIALS

- a) **Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials? No Impact**

The access easement will not generate any transport of hazardous materials.

- b) **Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment? No Impact**

The access easement will not generate any hazardous materials.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No Impact**

The access easement will not emit any hazardous materials.

- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? No Impact**

The project site is not located on any hazardous materials site as designated by Government Code Section 65962.5. There is no opportunity to create a significant hazard to the public or environment.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact**

The project site is not located within an airport land use plan nor within two miles of a public airport or public use airport.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact

The project site is not located within the vicinity of a private airstrip.

- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact

There are no known emergency response plans or emergency evacuation plans applicable to the project site. The proposed project will not conflict with any emergency response or evacuation plans.

- h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? No Impact

The access easement will be specifically sized and aligned so as to meet County Fire Department standards.

MITIGATION MEASURES

None required.

VIII. HYDROLOGY AND WATER QUALITY

- a) Violate any water quality standards or waste discharge requirements? No Impact

The access easement will not generate any waste discharge.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? No Impact

The access easement will not impact groundwater supplies or quality.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in flooding on- or off-site? No Impact

The access easement will not alter existing drainage patterns.

- d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site? No Impact

The access easement will not alter existing drainage patterns nor increase the amount of runoff.

- e) 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? Less No Impact

The access easement will not generate an increase in runoff.

f) **Otherwise substantially degrade water quality? No Impact**

The access easement will not degrade water quality.

g) **Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map? No Impact**

The project would not result in housing being placed within a 100-year flood hazard area.

h) **Place within a 100-year flood hazard area structures, which would impede or redirect flood flows? No Impact**

The project site is located outside a flood hazard area and will not impede or redirect flood flows.

i) **Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? No Impact**

There is no significant risk of flooding or significant exposure of people or structures to flood-related hazards.

j) **Inundation by seiche, tsunami, or mudflow? No Impact**

The project site is not subject to mudflows, seiches or tsunamis.

MITIGATION MEASURES

None required.

IX. LAND USE AND PLANNING

a) **Physically divide an established community? No Impact**

The access easement is not within an existing community.

b) **Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? No Impact**

The access easement is not subject to any applicable land use plan or zoning ordinance..

c) **Conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact**

The proposed project is consistent with the natural community conservation plan of the Mountains Recreation & Conservation Authority.

MITIGATION MEASURES

None required.

X. MINERAL RESOURCES

- a) **Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state? No Impact**

The project site is not known to have any mineral resource that may be of value to the region or State. Therefore, impacts to mineral resources will not occur from the implementation of the proposed project.

- b) **Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact**

The project site is not designated as a locally important mineral resource recovery site by any plan. Therefore, not impacts to mineral resources will occur.

MITIGATION MEASURES

None required.

XI. NOISE

- a) **Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? No Impact**

The access easement will not generate any noise.

- b) **Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? No Impact**

No excessive groundborne vibration or groundborne noise levels will occur from the project.

- c) **A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? No Impact**

The project site is surrounded by open space, vacant land, and residential uses. The proposed project will not generate any ambient noise levels.

- d) **A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less Than Significant Impact**

The proposed project will not generate any short term or long term noise.

- e) **For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact**

The project site is not located within an airport land use plan nor within two miles of a public airport or public use airport.

- f) **For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact**

The project site is not located within the vicinity of a private airstrip.

MITIGATION MEASURES

None required.

XII. POPULATION AND HOUSING

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

The project and potential 4 houses would have minimal effect on population growth.

- b) **Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact**

Residences are not located within the project site. There is no relevance to this issue relating to displacement.

- c) **Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact**

Residences or populations are not located within the project site. There is no relevance to this issue relating to displacement.

MITIGATION MEASURES

None required.

XIII. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) **Fire protection? No Impact**

The access easement will be sized and aligned so as to meet County Fire Department standards..

- b) **Police protection? No Impact**

The project requires no police services.

- c) **Schools? No Impact**

The project requires no school services..

- d) **Parks? No Impact**

The project has no impact on parks.

- e) **Other public facilities? No Impact**

The project has no impact on any other public facilities.

MITIGATION MEASURES

None required.

XIV. RECREATION

- 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? No Impact**

The project will have no impact on any parks facilities.

- b) **Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment? No Impact**

The project does not require inclusion of any recreational facilities.

MITIGATION MEASURES

None required.

XV. TRANSPORTATION/TRAFFIC

- a) **Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? Less Than Significant Impact**

The proposed project will not generate additional traffic.

- b) **Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? No Impact**

The project will not impact a Congestion Management Program roadway. There is no relevance to this issue.

- c) **Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? No Impact**

The proposed project will not affect any air traffic patterns. There is no relevance to this issue.

- d) **Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? No Impact**

The access easement will meet all County design standards.

- e) **Result in inadequate emergency access? Less Than Significant Impact**

The access easement will be sized and aligned so as to meet County Fire Department standards.

- f) **Result in inadequate parking capacity? Less Than Significant Impact**

There is no parking requirement for the project.

- g) **Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? No Impact**

The project does not provide activities that conflict with any policy relating to transportation. There is no relevance to this issue.

MITIGATION MEASURES

None required.

XVI. UTILITIES AND SERVICE SYSTEMS

- a) **Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact**

The project will not generate any wastewater.

- b) **Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact**

The project will not generate any wastewater.

- c) **Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact**

The project will not generate any additional storm water runoff from its current condition. Therefore, it will not impact existing or future storm drain facilities.

- d) **Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact**

The project will have no demand for potable water.

- e) **Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact**

The project will not generate any wastewater.

- f) **Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact**

The project will not generate any solid waste.

- g) **Comply with federal, state, and local statutes and regulations related to solid waste? No Impact**

The project will not conflict with any Federal, State, or local statutes or regulations.

MITIGATION MEASURES

Regardless of the environmental process, the applicant is required to acquire necessary approvals and clearances from all appropriate public utility and service agencies. With these approvals and clearances, additional mitigation measures are not required.

V. MANDATORY FINDINGS OF SIGNIFICANCE

The following are Mandatory Findings of Significance in accordance with Section 15065 of the CEQA Guidelines.

- 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, 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? No Impact**

Based on evaluations and discussions contained in the Initial Study and Negative Declaration, the proposed project does not have the potential to degrade the quality of the environment.

- b) **Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) No Impact**

The proposed project will not have significant impacts that are individually limited but cumulatively considerable. Given that project impacts are insignificant, significant cumulative impacts are not foreseen.

- c) **Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly? No Impact**

The proposed project does not have the potential to significantly adversely affect humans, either directly or indirectly with mitigation measures.

VI. PERSONS AND ORGANIZATIONS CONSULTED

This section identifies those persons who prepared or contributed to preparation of this document. This section is prepared in accordance with Section 15129 of the CEQA Guidelines.

Consultation with the following:

MOUNTAINS RECREATION & CONSERVATION AUTHORITY

Paul Edelman, MRCA

VII. REFERENCES

1. Deerlake Ranch Environmental Impact Report, State Clearinghouse Number 2000061049.

MITIGATED NEGATIVE DECLARATION – MOUNTAINS RECREATION & CONSERVATION AUTHORITY

The following Mitigated Negative Declaration is being circulated for public review in accordance with the California Environmental Quality Act Section 21091 and 21092 of the Public Resources Code.

Public Review Period: July 13, 2004 to August 2, 2004

Project Name: Mountains Recreation & Conservation Authority Access Easement

Project Applicant: The Mountains Recreation & Conservation Authority

Project Location: North of And Adjacent to Lot 266 of Deerlake Ranch , Tentative Tract Map No. 53138, County of Los Angeles, California.

Project Description: A 28 - 58-foot wide easement for access and underground utility purposes across a 10-foot wide MRCA strip of land located northerly of Lot 266 of LA County Tentative Tract Map No. 53138 (Deerlake Ranch) for a 40-acre parcel identified as APN 2821-019-007.

FINDING

This is to advise that the Mountains Recreation & Conservation Authority, acting as the lead agency, has conducted an Initial Study to determine if the project may have a significant effect on the environment and is proposing this Negative Declaration based upon the following findings:

The Initial Study shows that there is no substantial evidence that the project may have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.

The Initial Study identifies potentially significant effects but:

- (1) Proposals made or agreed to by the applicant before this proposed Negative Declaration was released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.

There is no substantial evidence before the agency that the project may have a significant effect on the environment.

Mitigation measures are required to ensure all potentially significant impacts are reduced to levels of insignificance.

A MITIGATED NEGATIVE DECLARATION will be prepared.

If adopted, the Mitigated Negative Declaration means that an Environmental Impact Report will not be required. Reasons to support this finding are included in the attached Initial Study. The project file and all related documents are available for review at the Mountains Recreation & Conservation Authority Los Angeles, River Center & Gardens, 570 West Avenue Twenty-Six, Suite 100, Los Angeles, CA 90065 ph. (323) 221-8900.

July 13, 2004

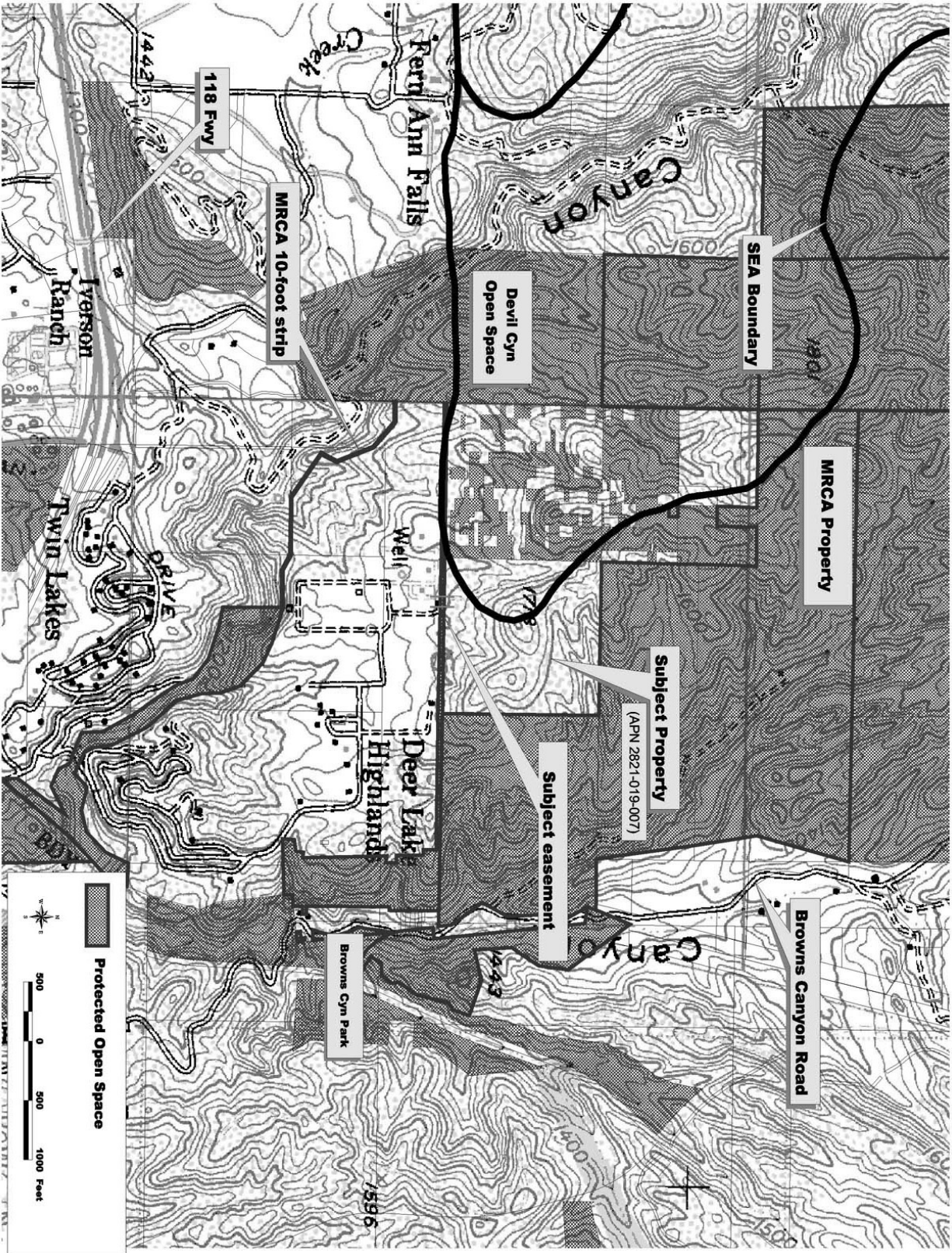
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

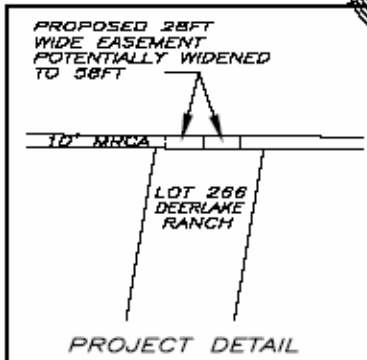
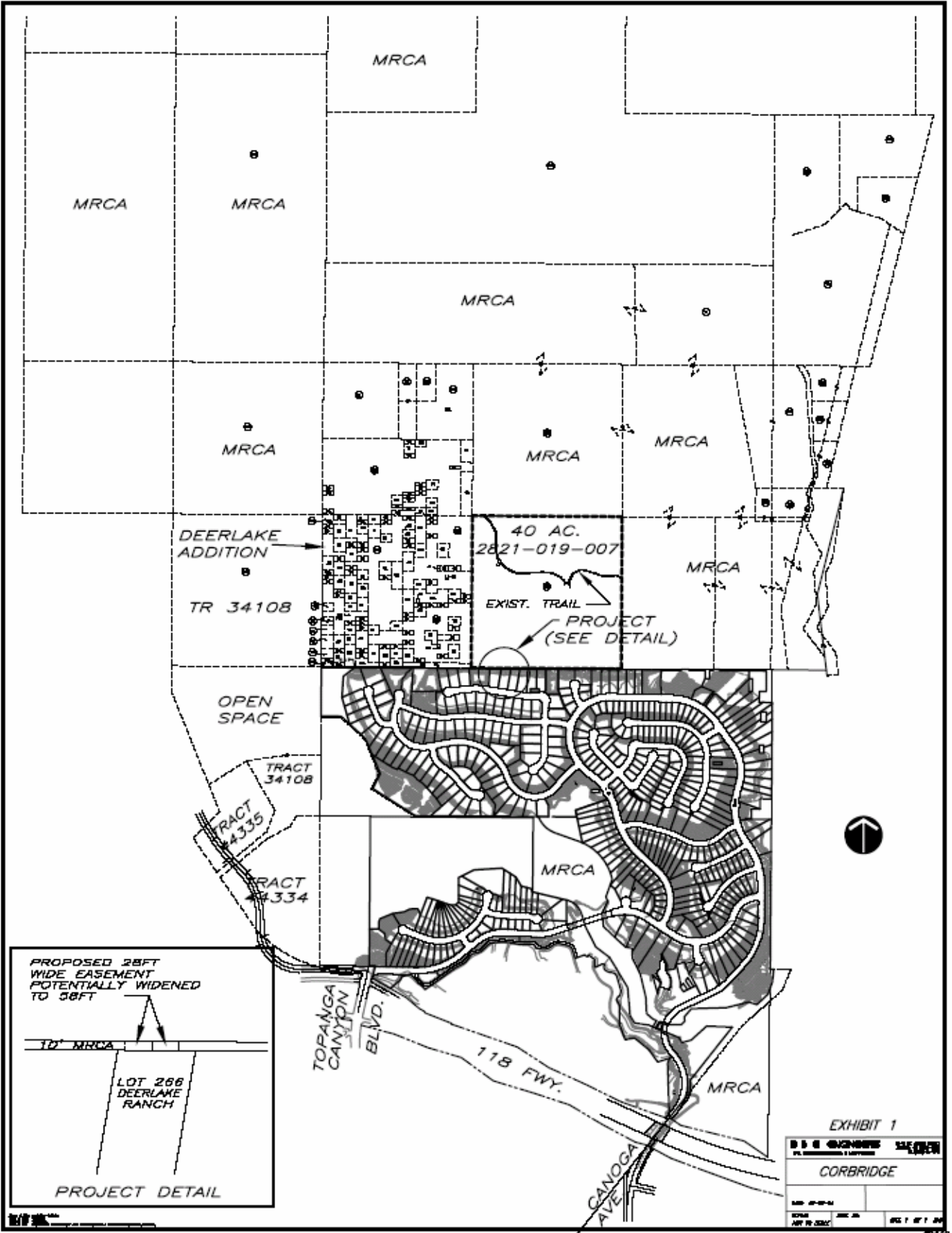
The public is invited to comment on the proposed Mitigated Negative Declaration during the review period running from July 13, 2004 to August 2, 2004.

Date of Determination

Paul Edelman, Mountains Recreation & Conservation Authority

Exhibits





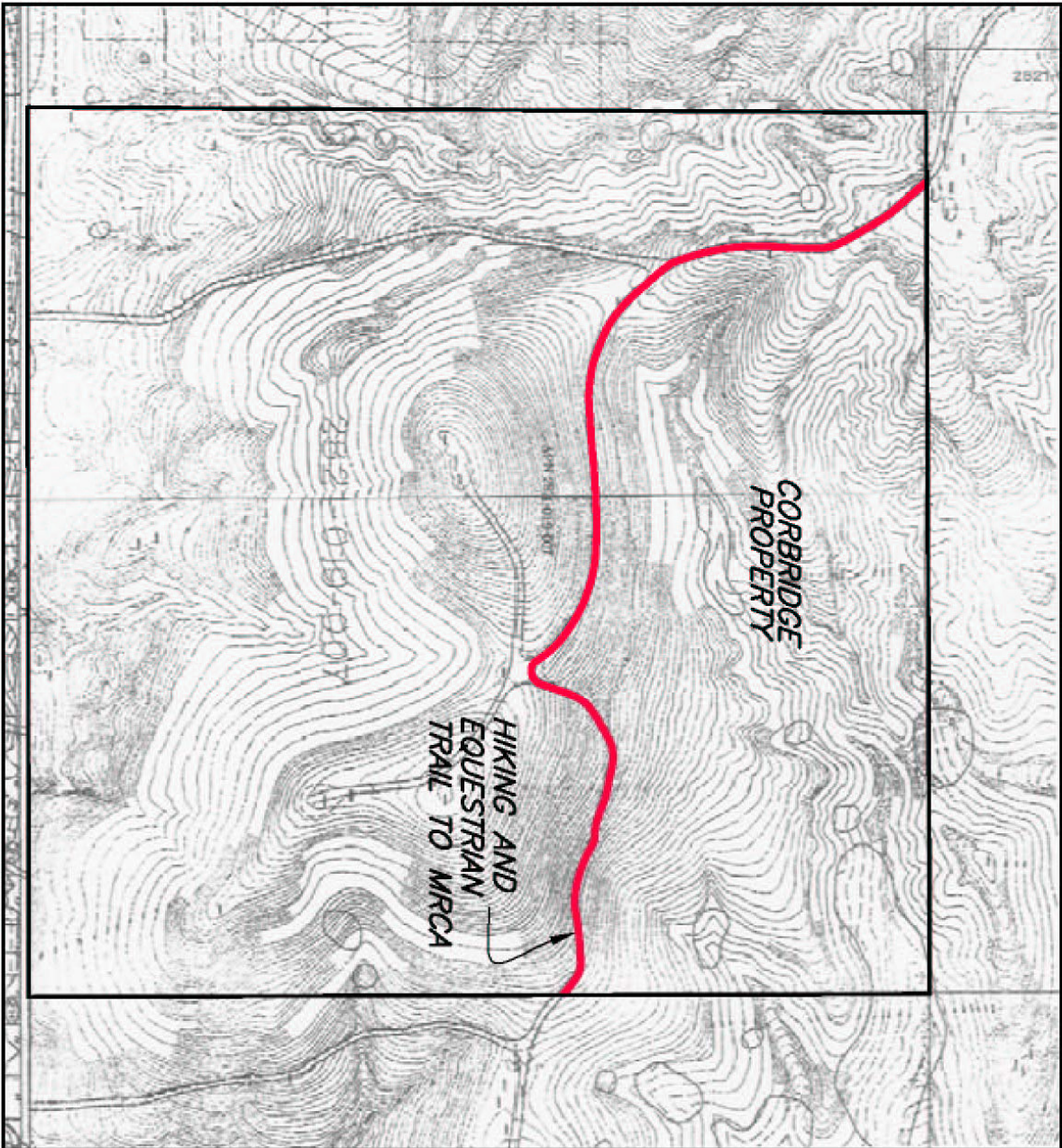


EXHIBIT 1



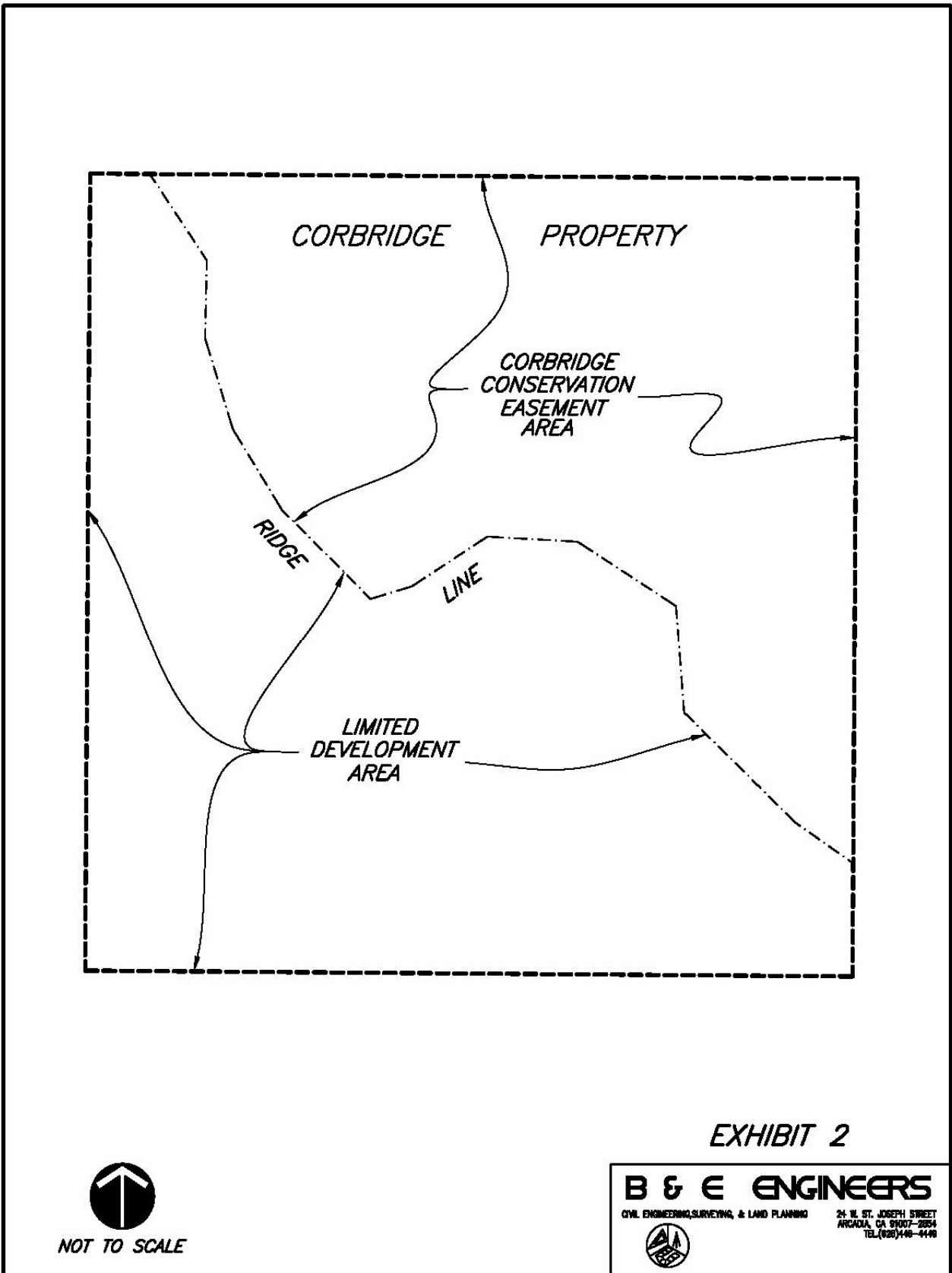


EXHIBIT 2



NOT TO SCALE

B & E ENGINEERS
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 24 W. ST. JOSEPH STREET
 ARCADIA, CA 91707-2654
 TEL. (925) 498-4498



CORBRIDGE ACCESS EASEMENT MITIGATION MONITORING PROGRAM

1.0 INTRODUCTION

Pursuant to Section 21081.6 of the Public Resources Code and the CEQA Guidelines Section 15097, public agencies are required to adopt a monitoring or reporting program to assure that the mitigation measures and revisions identified in a Mitigated Negative Declaration (MND) are implemented. As stated in Section 21081.6 of the Public Resources Code:

“... the public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation.”

The public agency may delegate reporting or monitoring responsibilities to another public agency or a private entity, which accept the delegations. The lead agency, however, remains responsible for ensuring that implementation of the mitigation measures occur in accordance with the program.

As defined in the CEQA Guidelines, Section 15097, “reporting” is suited to projects that have readily measurable or quantitative measures or which already involve regular review. “Monitoring” is suited to projects with complex mitigation measures, such as wetland restoration or archaeological protection, which may exceed the expertise of the local agency to oversee, are expected to be implemented over a period of time, or require careful implementation to assure compliance. The granting of an access easement to the Corbridge property would involve only the implementation and reporting of one mitigation measure shown below.

2.0 MITIGATION MEASURE

The MND for the project identified only one (1) mitigation measure pertaining to biological resources as follows:

In order to mitigate potential impacts to biological resources, the Mountains Recreation and Conservation Authority (MRCA) shall require the proposed undisturbed open space on the Corbridge property (APN 2821-019-007) to be deed restricted to eliminate any potential development.

The following text [in brackets] is the implementation language that the MCRA Board directed in its adoption of the MND:

[Grant of Access Easement for Ingress and Egress and Utilities

The access and utilities easements that the MRCA grants to Corbridge property owner shall benefit APN 2821-019-007, and only APN 2821-019-007. The access and utilities easements that are granted to Corbridge by the MRCA shall be for the exclusive use of the one to four homes (and related amenities) to be constructed on the Corbridge property and only on the Corbridge property and the benefits of said easements shall not be transferred or conveyed by any means to any other property.

The 28 to 58-foot wide access and utilities easements shall not exceed 28 feet unless the County or a utility provider specifically requires a wider easement over the 10-foot strip for the purpose of serving four homes (and related amenities) on the Corbridge property and the grant shall prohibit grading and the paving or installation of any utilities, impervious surfacing over any portion of the easement, or the installation of any above or below ground utility or phone lines, until such time as all necessary permits and environmental

clearances for such work have been obtained.

Concurrent Restriction of Corbridge Property

Contemporaneous with the MRCA granting an access easement to the owner of APN 2821-019-007 (Corbridge property), the owner of the Corbridge property shall: 1) record Covenants, Conditions and Restrictions (CC&Rs) over the whole of APN 2821-019-007 limiting the development of the Corbridge property to four homes and prohibiting the grant by Corbridge or her successors of any easements to or for the benefit of any property adjoining the Corbridge property; 2) convey and record a conservation easement over that portion of APN 2821-019-007 as described below; 3) quitclaim any and all other claims to access to APN 2821-019-007 to the MRCA; and, 4) convey a public trail easement as described below.

At the time of the delivery and recording of the above instruments the Corbridge property must be free and clear of (or have a priority over) all monetary liens and/ or other encumbrances that adversely affect the conservation easement, trail easement, and CC&Rs. Recording shall be handled by a title company.

1) Covenants, Conditions and Restrictions

The CC&Rs, as same encumber the portion of the property located outside of the Corbridge Conservation Easement Area, shall restrict the development of the Corbridge property to four homes (and related amenities) and prohibit the granting of any easements to or for the benefit of any property adjoining the Corbridge property.

2) Conservation Easement

The Corbridge Conservation Easement Area effectively is defined by the ridgeline, or watershed line, dividing the property from the Gopher Canyon watershed to the north and the lower Devil Canyon watershed to the south and is depicted on Exhibit 2 in the MND.

The conservation easement shall be conveyed to the Mountains Recreation and Conservation Authority.

The conservation easement shall become effective upon the earlier of (a) the issuance of any building or grading permit on all or any portion of the Corbridge property, (b) or upon the recordation of any parcel map on APN 2821-019-007, (c) upon Linda Corbridge's sale of all or any portion of the property to any third party or (d) four (4) years after it is recorded.

The conservation easement shall prohibit any grading, disking, mowing, structures of any kind, brush clearance not required in writing by the Fire Department or permitted in writing by the MRCA, fencing, impervious surfaces, lighting, utilities, use of herbicide or pesticide, storage, dumping or placement of any organic or inorganic materials or items, any and all access or utility easements or lines, and any other development as defined in Public resources Code section 30106.

3) Quitclaim

The owner of the Corbridge property shall record (through a title company) a Quitclaim Deed quitclaiming any easements (by prescription or otherwise) and/ or any estates or interests in title claimed to be located on, under or over any property owned by the MRCA as such easement, estates, and interests relate to APN 2821-019-007.

4) Public Trail

Contemporaneous with the MRCA granting an access easement to Linda Corbridge to benefit APN 2821-019-007, and only APN 2821-019-007, Corbridge shall grant to the MRCA in recordable form a public trail easement in favor of the MRCA allowing bicycle, equestrian, and hiking over all existing trails with an average width greater than 6 feet in the northern half of APN 2821-019-007 as deemed necessary by the MRCA to

maintain the existing trail system used by the public. Said existing trails are depicted on Exhibit 1 attached hereto. The southern boundary of the northern half of APN 2821-019-007 shall be defined by an east-west line connecting the midpoints of the east and west boundary lines of APN 2821-019-007.]

3.0 MITIGATION MONITORING PROCEDURES

The above mitigation measure will be implemented and be reported by the lead agency, MCRA, prior to finalizing the granting of the access easement to the Corbridge property.

The MCRA is the designated lead agency for the Corbridge Access Easement Mitigation Monitoring Program. The MCRA is responsible for placing, implementing, and reporting the deed restriction on the undisturbed open space of the Corbridge property (APN 2821-019-007). The MCRA will rely on information provided by appropriate sources as accurate and up to date and will verify compliance with the mitigation measure as required. A Mitigation Monitoring Program Matrix has been prepared to assist in tracking the status of the mitigation measure.

4.0 MITIGATION MONITORING COMPLIANCE

Compliance with the mitigation measure will be documented by providing evidence that the deed restriction is actually in place. Such evidence will be held by the lead agency, MCRA, and reported as complete prior to finalizing the granting of an access easement to the Corbridge property.

Agencies may enforce conditions of approval through their existing police power, using stop work orders, fines, infraction citations, loss of entitlement, refusal to issue building permits or certificates of use and occupancy, or in some cases notice of violation for tax purposes. Criminal misdemeanor sanctions could be available where the agency has adopted an ordinance requiring compliance with the monitoring program, similar to the provision in many zoning ordinances which state the enforcement power to bring suit against violators of the ordinance's provisions. Additional enforcement provisions included required posting of a bond or other acceptable security in the amount of the required mitigation measures.

<p>Mitigation Monitoring Program Matrix Corbridge Access Easement Mitigated Negative Declaration July 2004</p>	<p>Mitigation Monitoring Implementation Responsibility</p>	<p>Implementation Time Frame</p>	<p>Monitor Verification Date</p>	<p>Monitoring Responsible Party</p>	<p>Mitigation Measure Completed (Y/N)</p>	
<p>Mitigation Measure</p>	<p>Comments</p>					
<p>BIOLOGICAL RESOURCES</p>						
<p>The project could result in future development that has substantial adverse effects on riparian habitat or other sensitive natural community in the SEA 20 area which is called the Santa Susana Mountains Wildlife Corridor SEA. To mitigate this potential impact, undisturbed open space on the Corbridge property will be restricted from future development through a deed restriction.</p> <p>The Mountains Recreation and Conservation Authority (MRCA) is proposing to mitigate all impacts to biological resources to less than significant levels through a deed restriction on the undisturbed open space of the Corbridge property (APN 2821-019-007) to eliminate any potential development.</p> <p>The following mitigation measure will be implemented prior to the granting of an access easement to the Corbridge property.</p> <p><i>Biological Resource Mitigation Measure:</i></p> <ol style="list-style-type: none"> In order to mitigate potential impacts to biological resources, the MRCA shall require the proposed undisturbed open space on the Corbridge property (APN 2821-019-007) to be deed restricted to eliminate any potential development <p>The following text [in brackets] is the implementation language that the MCRA Board directed in its adoption of the MND:</p> <p><u>[Grant of Access Easement for Ingress and Egress and Utilities</u></p>	<p>MCRA</p>	<p>Prior to finalizing the granting of an access easement</p>	<p>Prior to finalizing the granting of an access easement</p>	<p>MCRA</p>		

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<p>Mitigation Measure</p>	<p>Comments</p>					
<p>The access and utilities easements that the MRCA grants to Corbridge property owner shall benefit APN 2821-019-007, and only APN 2821-019-007. The access and utilities easements that are granted to Corbridge by the MRCA shall be for the exclusive use of the one to four homes (and related amenities) to be constructed on the Corbridge property and only on the Corbridge property and the benefits of said easements shall not be transferred or conveyed by any means to any other property.</p> <p>The 28 to 58-foot wide access and utilities easements shall not exceed 28 feet unless the County or a utility provider specifically requires a wider easement over the 10-foot strip for the purpose of serving four homes (and related amenities) on the Corbridge property and the grant shall prohibit grading and the paving or installation of any utilities, impervious surfacing over any portion of the easement, or the installation of any above or below ground utility or phone lines, until such time as all necessary permits and environmental clearances for such work have been obtained.</p> <p><u>Concurrent Restriction of Corbridge Property</u> Contemporaneous with the MRCA granting an access easement to the owner of APN 2821-019-007 (Corbridge property), the owner of the Corbridge property shall: 1) record Covenants, Conditions and Restrictions (CC&Rs) over the whole of APN 2821-019-007 limiting the development of the Corbridge property to four homes and prohibiting the grant by Corbridge or her successors of any easements to or for the benefit of any property adjoining the Corbridge property; 2) convey and record a conservation easement over that portion of APN 2821-019-007</p>						

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<p>as described below; 3) quitclaim any and all other claims to access to APN 2821-019-007 to the MRCA; and, 4) convey a public trail easement as described below.</p> <p>At the time of the delivery and recording of the above instruments the Corbridge property must be free and clear of (or have a priority over) all monetary liens and/ or other encumbrances that adversely affect the conservation easement, trail easement, and CC&Rs. Recording shall be handled by a title company.</p> <p>1) Covenants, Conditions and Restrictions</p> <p>The CC&Rs, as same encumber the portion of the property located outside of the Corbridge Conservation Easement Area, shall restrict the development of the Corbridge property to four homes (and related amenities) and prohibit the granting of any easements to or for the benefit of any property adjoining the Corbridge property.</p> <p>2) Conservation Easement</p> <p>The Corbridge Conservation Easement Area effectively is defined by the ridgeline, or watershed line, dividing the property from the Gopher Canyon watershed to the north and the lower Devil Canyon watershed to the south and is depicted on Exhibit 2 in the MND.</p> <p>The conservation easement shall be conveyed to the Mountains</p>						

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<p>Recreation and Conservation Authority.</p> <p>The conservation easement shall become effective upon the earlier of (a) the issuance of any building or grading permit on all or any portion of the Corbridge property, (b) or upon the recordation of any parcel map on APN 2821-019-007, (c) upon Linda Corbridge’s sale of all or any portion of the property to any third party or (d) four (4) years after it is recorded.</p> <p>The conservation easement shall prohibit any grading, disking, mowing, structures of any kind, brush clearance not required in writing by the Fire Department or permitted in writing by the MRCA, fencing, impervious surfaces, lighting, utilities, use of herbicide or pesticide, storage, dumping or placement of any organic or inorganic materials or items, any and all access or utility easements or lines, and any other development as defined in Public resources Code section 30106.</p> <p>3) Quitclaim</p> <p>The owner of the Corbridge property shall record (through a title company) a Quitclaim Deed quitclaiming any easements (by prescription or otherwise) and/ or any estates or interests in title claimed to be located on, under or over any property owned by the MRCA as such easement, estates, and interests relate to APN 2821-019-007.</p> <p>4) Public Trail</p>						

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