# City of Hidden Hills

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CITY OF HIDDEN HILLS

PLANNING DEPARTMENT

INITIAL STUDY

APPLICATION NO: Tentative Parcel Map NO. 082703

NAME OF APPLICANT: Ashley Construction, Inc.

LOCATION OF PROJECT: 25224 Walker Road, Hidden Hills, California

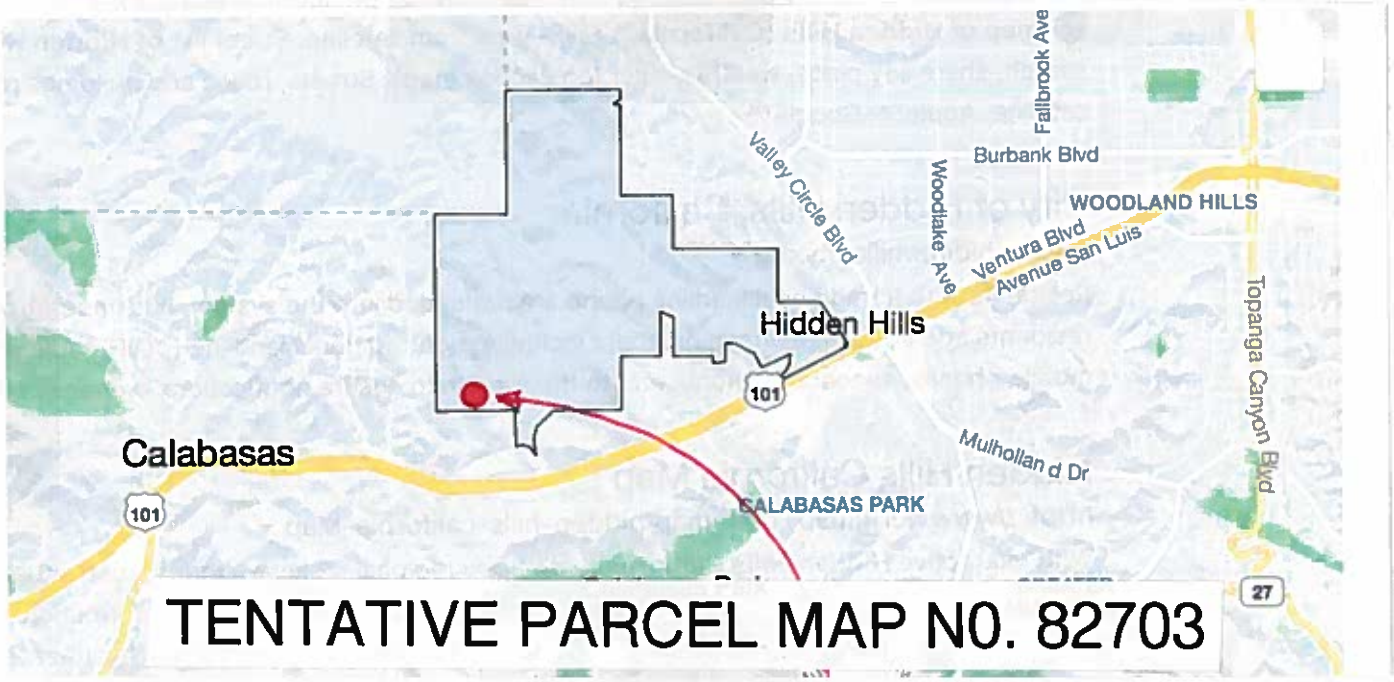
EXISTING GENERAL PLAN LAND USE DESIGNATION: RA-2 Residential Agricultural, 1-acre minimum lot size

EXISTING ZONING: RA-S-2 Residential-Agricultural, Suburban

PROPOSED ZONING: RA-S-2 Residential-Agricultural, Suburban

PRESENT LAND USE: Vacant, Residential-Agricultural Suburban

LOCATION MAP:



I. APPLICABILITY OF THE INITIAL STUDY

A. Is the proposed action a "project" as defined by CEQA? (See Section I. of the City's CEQA Guidelines. If more than one application is filed on the same site, consider them together as one project).
__X__ Yes _____ No

1. If the project qualifies for one of the Categorical Exemptions listed in Appendix E of the City's CEQA Guidelines, is there a reasonable possibility that the activity will have a significant effect due to special circumstances?
_____ Yes __X__ No _____ N/A

II. INITIAL STUDY REVIEW

A. Does the project require a 30-day State Clearinghouse review for any of the following reasons? _____ Yes __X__ No

1. The lead agency is a state agency.

2. There is a State "responsible agency" (any public agency which has discretionary approval over the project).

3. There is a State "trustee agency" (California Department of Fish and Game, State Department of Parks and Recreation, University of California, and State Lands Commission).

4. The project is of Statewide or areawide significance including the following:

(A) A proposed local general plan, element, or amendment thereof for which an EIR was prepared.

(B) A project which would interfere with the attainment or maintenance of State or national air quality standards including:

(1) A proposed residential development of more than 500 dwelling units.

(2) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

(3) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.

(4) A proposed hotel/motel development of more than 500 rooms.

(5) A proposed industrial, manufacturing or processing plant, or industrial park planned to house more than 1,000 persons occupying more than 40 acres of land, or encompassing more than 650,000 square feet of floor area.

(C) A project which would substantially affect sensitive wildlife habitats including but not limited to riparian for rare and endangered species as defined by Fish and Game Code Section 903.

(D) A project which would interfere with attainment of regional water quality standards as stated in the approved areawide waste water management plan.

## III. PROJECT ASSESSMENT

A. Project Description: Subdivision of one 6.68 acre lot into two lots of 3.17 acres and 3.51 acres.

B. Description of the Project Site: The site is vacant residential land. Two graded pads exist on the lot (one on each proposed lot). One pad is accessible from Jim Bridger Road and one pad is accessible from Walker Road. The remainder of the lot consists of steep terrain.

C. Surrounding Land Uses:

North: Residential
East: Residential
South: Undeveloped unincorporated County
West: Open Spoace

| D. Is the proposed project consistent with: | Yes | No | N/A |
|---|---|---|---|
| City of Hidden Hills General Plan | X | | |
| Applicable Specific Plan | X | | |
| City of Hidden Hills Zoning Ordinance | X | | |
| South Coast Air Quality Management Plan | X | | |
| Congestion Management Plan | X | | |
| Regional Comprehensive Plan | X | | |

E. Have any of the following studies been submitted? No, an EIR was reviewed and approved with the original Tentative Tract Map in April 1984. These proposed lots were considered in that study.

___ Geology Report
___ Hydrology Report
___ Soils Report
___ Traffic Study
___ Noise Study
___ Biological Study
___ Native Vegetation Preservation Plan
___ Solid Waste Generation Report
___ Public Services/ Infrastructure Report
___ Historical Report
___ Archaeological Report
___ Paleontological Study
___ Line of Sight Exhibits
___ Visual Analysis
___ Slope Map
___ Fiscal Impact Analysis
___ Air Quality Report
___ Hazardous Materials\Waste

IV. DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

_X_ 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 significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." 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.

This initial study was prepared by: Dirk Lovett, P.E.

Date: November 20, 2019 City Engineer/Planning Consultant
[Name and Title]

[Signature]

V. EARLIER ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or Negative Declaration. In this case a discussion should identify the following:

A. Earlier Analyses Used.

An EIR was approved along with the Tentative Map in April 1984. These proposed lots were considered in that study. Although this EIR is no longer available, all other project files are available for review at the City of Hidden Hills.

B. Impacts Adequately Addressed.

All of the above and following items were adequately addressed.

C. Mitigation Measures.

All environmental impacts identified in the approved 1984 Tentative Map were addressed or mitigated. The proposed parcel map will not introduce any new environmental issues. There is no development proposed at this time, and these lots are consisitent with the development proposed in the original Tentative Map.

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 a lead agency 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) "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) "Potentially Significant Unless 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 V, "Earlier Analyses," above may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. See Section 15063(c)(3)(D) of the State CEQA Guidelines. Earlier analyses are discussed in Section V, above.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

Issues (and Supporting Information Sources):

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| I. LAND USE AND PLANNING. Would the proposal: | | | | |
| a) Conflict with general plan designation or zoning? | ☐ | ☐ | ☐ | X |
| b) Conflict with applicable environmental plans or policies adopted by agencies with jurisdiction over the project. | ☐ | ☐ | ☐ | X |
| c) Be incompatible with existing land use in the vicinity? | ☐ | ☐ | ☐ | X |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Affect agricultural resources or operations (e.g. impacts or soils or farmlands, or impacts from incompatible land uses)? | ☐ | ☐ | ☐ | X |
| e) Disrupt or divide the physical arrangement of an established community (including a low-income or minority community)? | ☐ | ☐ | ☐ | X |
| II. POPULATION AND HOUSING. Would the proposal: | | | | |
| a) Cumulatively exceed official regional or local population projections? | ☐ | ☐ | ☐ | X |
| b) Induce substantial growth in an area either directly or indirectly (e.g. through projects in an undeveloped area or extension of major infrastructure)? | ☐ | ☐ | ☐ | X |
| c) Displace existing housing, especially affordable housing? | ☐ | ☐ | ☐ | X |
| III. GEOLOGICAL PROBLEMS. Would the proposal result in or expose people to potential impacts involving: | | | | |
| a) Fault rupture? | ☐ | ☐ | ☐ | X |
| b) Seismic ground shaking? | ☐ | ☐ | ☐ | X |
| c) Seismic ground failure, including liquefaction? | ☐ | ☐ | ☐ | X |
| d) Seiche, tsunami, or volcanic hazard? | ☐ | ☐ | ☐ | X |
| e) Landslides or mudflows? | ☐ | ☐ | ☐ | X |
| f) Erosion, changes in topography or unstable soil conditions from excavation, grading, or fill? | ☐ | ☐ | X | ☐ |
| g) Subsidence of the land? | ☐ | ☐ | X | ☐ |
| h) Expansive soils? | ☐ | ☐ | X | ☐ |
| i) Unique geologic or physical features? | ☐ | ☐ | ☐ | X |

See following Explanation for Items Checked Less Than Significant

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| IV. WATER. Would the proposal result in: | | | | |
| a) Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff? | ☐ | ☐ | X | ☐ |
| b) Exposure of people or property to water related hazards such as flooding? | ☐ | ☐ | ☐ | X |
| c) Discharge into surface water or other alteration of surface water quality (e.g. temperature, dissolved oxygen or turbidity)? | ☐ | ☐ | X | ☐ |
| d) Changes in the amount of surface water in any water body? | ☐ | ☐ | X | ☐ |
| e) Changes in currents, or the course in direction of water movements? | ☐ | ☐ | X | ☐ |
| f) Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations or through substantial loss of groundwater recharge capability? | ☐ | ☐ | X | ☐ |
| g) Altered direction or rate of flow and groundwater? | ☐ | ☐ | X | ☐ |
| h) Impacts to groundwater quality? | ☐ | ☐ | X | ☐ |
| i) Substantial reduction in the amount of groundwater otherwise available for public water supplies? | ☐ | ☐ | ☐ | X |
| See following Explanation for Items Checked Less Than Significant | | | | |
| V. AIR QUALITY. Would the proposal: | | | | |
| a) Violate any air quality standard or contribute to an existing or projected air quality violation? | ☐ | ☐ | ☐ | X |
| b) Expose sensitive receptors to pollutants? | ☐ | ☐ | X | ☐ |
| c) Alter air movement, moisture, or temperature, or cause any change in climate? | ☐ | ☐ | ☐ | X |
| d) Create any objectionable odors? | ☐ | ☐ | X | ☐ |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| See following Explanation for Items Checked Less Than Significant | | | | |
| VI. TRANSPORTATION/CIRCULATION: Would the proposal result in: | | | | |
| a) Increased vehicle trips or traffic congestion? | ☐ | ☐ | X | ☐ |
| b) Hazards to safety from design features (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | ☐ | ☐ | ☐ | X |
| c) Inadequate emergency accesses or access to nearby uses? | ☐ | ☐ | ☐ | X |
| d) Insufficient parking capacity on-site or off-site? | ☐ | ☐ | X | ☐ |
| e) Hazards or barriers for pedestrians or bicyclists? | ☐ | ☐ | ☐ | X |
| f) Conflicts with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? | ☐ | ☐ | ☐ | X |
| g) Rail, waterborne or air traffic impacts? | ☐ | ☐ | ☐ | X |
| See following Explanation for Items Checked Less Than Significant | | | | |
| VII. BIOLOGICAL RESOURCES. Would the proposal result in impacts to: | | | | |
| a) Endangered, threatened or rare species or their habitats (including but not limited to plants, fish, insects, animals, and birds)? | ☐ | ☐ | X | ☐ |
| b) Locally designated species (e.g., heritage trees)? | ☐ | ☐ | X | ☐ |
| c) Locally designated natural communities (e.g., oak forest, coastal habitat, etc.) | ☐ | ☐ | ☐ | X |
| d) Wetland habitat (e.g., marsh, riparian and vernal pool)? | ☐ | ☐ | ☐ | X |
| e) Wildlife dispersal or migration corridors? | ☐ | ☐ | X | ☐ |
| See following Explanation for Items Checked Less Than Significant | | | | |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| VIII. ENERGY AND MINERAL RESOURCES. Would the proposal: | | | | |
| a) Conflict with adopted energy conservation plans? | ☐ | ☐ | ☐ | X |
| b) Use non-renewable resources in a wasteful and inefficient manner? | ☐ | ☐ | ☐ | X |
| c) Result in the loss of availability of a known mineral resource that would be of future value to the region and the residents of the State? | ☐ | ☐ | ☐ | X |
| IX. HAZARDS. Would the proposal involve: | | | | |
| a) A risk of accidental explosion or release of hazardous substances (including, but not limited to: oil, pesticides, chemicals or radiation)? | ☐ | ☐ | X | ☐ |
| b) Possible interference with an emergency response plan or emergency evacuation plan? | ☐ | ☐ | ☐ | X |
| c) The creation of any health hazard or potential health hazard? | ☐ | ☐ | X | ☐ |
| d) Exposure of people to existing sources of potential health hazards? | ☐ | ☐ | X | ☐ |
| e) Increased fire hazard in areas with flammable brush, grass, or trees? | ☐ | ☐ | X | ☐ |
| See following Explanation for Items Checked Less Than Significant | | | | |
| X. NOISE. Would the proposal result in: | | | | |
| a) Increases in existing noise levels? | ☐ | ☐ | X | ☐ |
| b) Exposure of people to severe noise levels? | ☐ | ☐ | X | ☐ |
| See following Explanation for Items Checked Less Than Significant | | | | |
| XI. PUBLIC SERVICES. Would the proposal have an effect upon, or result in a need for new or altered government services in any of the following areas: | | | | |
| a) Fire protection? | ☐ | ☐ | X | ☐ |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| b) Police protection? | ☐ | ☐ | X | ☐ |
| c) Schools? | ☐ | ☐ | X | ☐ |
| d) Maintenance of public facilities, including roads? | ☐ | ☐ | X | ☐ |
| e) Other governmental services? | ☐ | ☐ | X | ☐ |

See following Explanation for Items Checked Less Than Significant

XII. UTILITIES AND SERVICE SYSTEMS. Would the proposal result in a need for new systems or supplies, or substantial alterations to the following utilities:

| | | | | |
|---|---|---|---|---|
| a) Power or natural gas? | ☐ | ☐ | X | ☐ |
| b) Communications systems? | ☐ | ☐ | X | ☐ |
| c) Local or regional water treatment or distribution facilities. | ☐ | ☐ | X | ☐ |
| d) Sewer or septic tanks? | ☐ | ☐ | X | ☐ |
| e) Storm water drainage? | ☐ | ☐ | X | ☐ |
| f) Solid waste disposal? | ☐ | ☐ | X | ☐ |
| g) Local or regional water supplies? | ☐ | ☐ | X | ☐ |

See following Explanation for Items Checked Less Than Significant

XIII. AESTHETICS. Would the proposal:

| | | | | |
|---|---|---|---|---|
| a) Affect a scenic vista or scenic highway? | ☐ | ☐ | ☐ | X |
| b) Have a demonstrable negative aesthetic effect? | ☐ | ☐ | X | ☐ |
| c) Create light or glare? | ☐ | ☐ | X | ☐ |

XIV. CULTURAL RESOURCES: Would the proposal:

| | | | | |
|---|---|---|---|---|
| a) Disturb paleontological resources? | ☐ | ☐ | X | ☐ |
| b) Disturb archaeological resources? | ☐ | ☐ | X | ☐ |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| c) Affect historical resources? | ☐ | ☐ | X | ☐ |
| d) Have the potential to cause a physical change which would affect unique ethnic cultural values? | ☐ | ☐ | X | ☐ |
| e) Restrict existing religious or sacred uses within the potential impact area? | ☐ | ☐ | ☐ | X |

See following Explanation for Items Checked Less Than Significant

XV. RECREATION: Would the proposal:

| | | | | |
|---|---|---|---|---|
| a) Increase the demand for neighborhood or regional parks or other recreations facilities? | ☐ | ☐ | X | ☐ |
| b) Affect existing recreational opportunities? | ☐ | ☐ | X | ☐ |

See following Explanation for Items Checked Less Than Significant

XVI. 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 example of the major period of California history or prehistory? | ☐ | ☐ | X | ☐ |
| b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? | ☐ | ☐ | ☐ | X |
| 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.) | ☐ | ☐ | X | ☐ |

| | Potentially Significant Impact | Potentially Significant Unless Mitigation Incorporated | Less Than Significant Impact | No Impact |
|---|---|---|---|---|
| d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | ☐ | ☐ | X | ☐ |

See following Explanation for Items Checked Less Than Significant

XVII. EARLIER ANALYSES.

Earlier Analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. See Section 15063(c)(3)(D) of the State CEQA Guidelines. In this case a discussion should identify the following on attached sheets.

| | | | | |
|---|---|---|---|---|
| a) Earlier analyses used. Identify earlier analyses and state where they are available for review. | ☐ | ☐ | ☐ | X |
| 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. | ☐ | ☐ | ☐ | X |
| c) Mitigation measures. For effects that are "Less than Significant with Mitigation Incorporation," 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. | ☐ | ☐ | ☐ | X |

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## EXPLANATION OF ITEMS THAT WERE CHECKED LESS THAN SIGNIFICANT

There are no potentially significant impacts associated with Tentative Parcel Map 082703. The majority of the checklist items will have no impact. The following items (issues) that were checked above will have less than significant impacts:

III. f), g), h); IV. a), c), d), e), f), g), h); V. b), d); VI. a), d); VII. a), b), e); IX. a), c), d), e); X. a), b); XI. a), b), c), d), e); XII. a), b), c), d), e), f), g); XIII. b), c); XIV. a), b), c), d); XV. a), b); XVI. a), c), d); XVII. a), b), c)

The subdivision and improvements of the proposed lots were anticipated in the original Tentative Tract approved in 1984. An Environmental Impact Report was prepared and approved, along with mitigation measures, at that time. While the impacts associated with this proposed Tentative Parcel Map were included in that EIR, there will undoubtedly be some impacts associated with normal development of these two lots (one existing to be split into two): grading, construction, drainage, air quality, transportation and circulation, biological resources and habitat, hazards, noise, public services, utilities, aesthetics, cultural resources, and recreation. These impacts are anticipated and consistent with all normal construction, and considered less than significant.

No grading or improvements are proposed at this time however, when the lots are developed, all builders will be required to observe local building and municipal codes, and City of Hidden Hills standards of development. Utilities and public services have been notified of this application and have either stated that they can serve the project, or have submitted no comment to date.