

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 2397 Stokes Canyon Road Project / Project No. R2013-00475 /Case No(s). Variance No. 201300001

Lead Agency: Los Angeles County

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Project Location: 2397 Stokes Canyon Road, Calabasas, CA, 91302, Los Angeles County
City County

Project Description (Proposed actions, location, and/or consequences).

The 2397 Stokes Canyon Road Project proposes to construct one 3,500 square-foot, single-story residence on a previously permitted graded pad (Grading Permit GR#0910 0506230002) with an existing paved driveway. The project site encroaches into the protected zone of a delineated significant ridgeline in the Santa Monica Mountains. The Project access is provided by Stokes Canyon Road with a shared access driveway with the neighboring parcel. The total footprint for the proposed residence (3,050 square feet) with attached two car garage (450 square feet) is 3,500 square feet.

The maximum height of the proposed residence is 17 feet above existing grade. The Project site is located within a Very High Fire Hazard Severity Zone ("VHFHSZ"). Thus, a fuel modification plan with specific landscape and irrigation for the perimeter portions of the Project envelope is proposed; refer to Figure 5, Fuel Modification Plan, Figure 6, Landscape Plan, and Figure 7, Irrigation Plan. The building and garage will be equipped with an automatic fire sprinkling system. The Project site includes existing Las Virgenes Municipal Water District ("LVMWD") water and sewer meters and connections. No grading operations are required as a suitable graded pad and driveway exists. Existing impervious surface is 9,730 square feet with proposed 13,230 square feet impervious surface. Project implementation would not require any tree or oak tree encroachments or removals.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The project has potential environmental impacts to aesthetic and biological resources. For aesthetics, the project will utilize native landscaping and construction materials that are earth-tone colors and no glare surfaces. The Project site supports habitat for Catalina mariposa lily (*Calochortus catalinae*), which may be impacted by the fuel modification implementation. As mitigation, the Project proponent shall have a qualified biologist survey the property within the fuel modification area for the presence of Catalina mariposa lily (*Calochortus catalinae*) and flag the location for any individual specimens observed. The flagged area shall be avoided in the implementation of the fuel modification with no clearance of individual Catalina mariposa lilies and the avoidance of any irrigation in this area. No additional cultivated plants will be planted in this location. As such, a less than significant impact would occur in this regard with mitigation implementation.