Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Richard J. Bruckner
Director

June 22, 2010

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

HEARING ON AMENDMENT TO COUNTY CODE (TITLE 22 -- PLANNING AND ZONING) TO AMEND THE ALTADENA COMMUNITY STANDARDS DISTRICT TO ESTABLISH ADDITIONAL DEVELOPMENT STANDARDS FOR HILLSIDE MANAGEMENT AREAS (FIFTH SUPERVISORIAL DISTRICT) (3-VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

1. Consider the attached Negative Declaration together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment, find that the Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Negative Declaration.

2. Approve the recommendation of the Regional Planning Commission to amend the County Code to establish additional development standards for hillside management areas within the Altadena Community Standards District, as reflected in the draft ordinance.

3. Instruct County Counsel to prepare an ordinance amending the County Code as recommended by the Regional Planning Commission.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Section 22.44.090 of the Los Angeles County Zoning Ordinance provides for the establishment of Community Standards Districts (CSDs) "to provide a means of implementing special development standards contained in adopted neighborhood, community, area, specific and local coastal plans within the unincorporated areas of Los Angeles County, or to provide a means of addressing special problems which are unique to certain geographic areas within the unincorporated areas of Los Angeles County." As you are aware, the Board of Supervisors has established CSDs for

numerous unincorporated areas, and they have proven to be an effective tool for enhancing the environment and quality of life in unique and diverse communities throughout the County.

The community of Altadena shares a boundary with the Angeles National Forest to the north. This northern edge of the community is marked by steeply rising foothills with large and undeveloped parcels, many of which are government owned. Over the last several years the Altadena Hillside Ordinance Committee, which is comprised of local community members, including both affected property owners and environmental advocates, has worked with the Department of Regional Planning to develop a set of regulations that would establish additional development standards and review procedures for projects taking place on these hilly and isolated properties.

Specifically, Project no. 2009-02240-(5) is an amendment to the Altadena CSD intended to protect hillsides and significant ridgelines in Hillside Management Areas with slopes of 25% or greater. This proposed CSD amendment establishes additional standards beyond those currently required in Title 22 for project review, project design, and grading in Altadena's Hillside Management Areas to ensure that development proposals are consistent with the goals and policies of the Altadena Community Plan as well as the standards of the Altadena CSD. These policies are also consistent with the directives of both the Board of Supervisors and the Los Angeles County General Plan.

The main project review provisions of the ordinance amendment are additional permitting levels for all new development and a lower threshold of grading which triggers the conditional use permit process. If this ordinance amendment is approved, new development in Altadena's Hillside Management Areas will be required to obtain at least a Minor Conditional Use Permit. The only exceptions to this new level of review are additions to single family residences, new accessory structures, and additions to accessory structures where such projects are cumulatively no larger than 1,000 square feet. In addition, grading conducted within the Hillside Management Areas in excess of 2,500 cubic yards will require a Conditional Use Permit.

The project design standards developed in this CSD amendment are intended to ensure that the aesthetic and environmental impact of new development is minimized. Staff has worked to develop thorough hillside standards, such as a provision that establishes development buffer areas alongside significant ridgelines. Other standards contained in this ordinance will ensure that the removal of natural vegetation is minimized and that structures are designed to reduce their visibility from lower elevations.

IMPLEMENTATION OF COUNTYWIDE STRATEGIC PLAN GOALS

The proposed CSD amendment would promote Goals Three (Community and Municipal Services) and Five (Public Safety) of the County's Strategic Plan. The proposed amendment would ensure that development on Altadena's slopes will undergo

additional review procedures which will further enrich the community's visual character,and maintain public safety.

FISCAL IMPACT

Implementation of the proposed ordinance will have no impact on County revenue or result in significant new costs to the Department of Regional Planning or other County departments. Adoption of this ordinance will not result in the need for additional departmental staffing.

OPERATING BUDGET IMPACT

The proposed ordinance will not result in additional net County cost.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The Regional Planning Commission conducted a public hearing regarding the proposed ordinance on February 24, 2010. The Commission heard testimony from 7 individuals in support of the proposal. The Commission recommended approval of the proposed ordinance by your Board.

A public hearing is required pursuant to Section 22.16.200 of the County Code and Section 65856 of the Government Code. Required notice must be given pursuant to the procedures and requirements set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Section 6061, 65090, and 65856 of the Government Code relating to notice of public hearing.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the proposed ordinance will not significantly impact County services.

NEGATIVE DECLARATION/ENVIRONMENTAL IMPACTS

The attached Initial Study shows that there is no substantial evidence, in light of the whole record before your Board, that the adoption of the proposed ordinance will have a significant effect on the environment. Therefore a Negative Declaration was prepared in accordance with Section 15070 of the California Environmental Quality Act guidelines.

Copies of the proposed Negative Declaration were transmitted to the County Clerk and the Altadena Public Library for public review. In addition, public notice was published in the *Pasadena Star News*, a newspaper of general circulation, pursuant to Public Resources Code Section 21092. During the public comment period staff received 13 calls requesting additional information from the public, and a Notice of Consultation form from the Department of Parks and Recreation stating there will be no impact to DPR services and facilities.

Based on the attached Negative Declaration, adoption of the proposed ordinance will not have a significant effect on the environment.

Respectfully submitted,

DEPARTMENT OF REGIONAL PLANNING

Richard J. Bruckner
Director

RJB:RCH:MWG:EH

Attachments:

1. Project Summary
2. Summary of Regional Planning Commission Proceedings
3. Resolution of the Regional Planning Commission
4. Recommended Ordinance for Board Adoption
5. Environmental Document
6. Legal Notice of Board Hearing
7. List of Persons to be Notified

c: Chief Executive Officer
County Counsel
Executive Officer, Board of Supervisors
Auditor-Controller
Director, Department of Public Works
Assessor

Attachment 1: Project Summary

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

PROJECT SUMMARY

PROJECT DESCRIPTION:	Proposed amendment to Title 22 (Planning and Zoning) to amend the Altadena Community Standards District to establish additional development standards for hillside management areas.
REQUEST:	Adoption of the proposed amendment to Title 22; Advance Planning Case No. 200900009.
LOCATION:	Altadena
APPLICANT OR SOURCE:	Regional Planning Commission directive
STAFF CONTACT:	Ms. Emma Howard at (213) 974-6476
RPC HEARING DATE:	February 24, 2010
RPC RECOMMENDATION:	Board public hearing to consider adoption of the proposed amendment
MEMBERS VOTING AYE:	Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez
MEMBERS VOTING NAY:	None
MEMBERS ABSENT:	None
MEMBERS ABSTAINING:	None
KEY ISSUES:	The Altadena Hillside Ordinance committee, comprised of local community members, including both affected property owners and environmental advocates, has worked with the Department of Regional Planning over the last two years to develop a set of regulations which would place additional development standards on projects taking place on steeply sloping parcels in the community of Altadena. These standards are intended to ensure additional oversight on parcels where new development might pose risks to public safety and negatively impact the visual and environmental character of the community of Altadena.

This amendment requires additional permitting for all new development on slopes of 25% or more. The only exceptions to this new level of review are for additions to single family residences, new accessory structures, and additions to accessory structures where such projects are cumulatively no larger than 1,000 square feet. All new development in Altadena's Hillside Management Areas will be required to obtain at least a Minor Conditional Use Permit. Building within buffer zones around significant ridgelines and grading in excess of 2,500 cubic yards will trigger a full Conditional Use Permit with specific hillside findings tailored to the community of Altadena.

MAJOR POINTS FOR: The CSD Amendment will establish more stringent control over development in environmentally sensitive and potentially unsafe areas.

MAJOR POINTS AGAINST: The CSD Amendment will impose additional regulation and fees on private property owners.

Attachment 2: Summary of Regional Planning Commission Proceedings

REGIONAL PLANNNING COMMISSION
SUMMARY OF PUBLIC HEARING PROCEEDINGS

PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE) TO AMEND THE ALTADENA COMMUNITY STANDARDS DISTRICT TO ESTABLISH ADDITIONAL DEVELOPMENT STANDARDS FOR HILLSIDE MANAGEMENT AREAS

March 2, 2010

The Commission conducted a public hearing to consider the proposed amendment to the Altadena Community Standards District of Title 22 (Zoning Ordinance) of the County Code to establish additional development standards for hillside management areas on February 24, 2010.

During the hearing, staff asked the Commission to consider the proposed amendment to the Altadena Community Standards District. The staff presentation elaborated on the process undertaken with the Altadena Hillside Ordinance Committee, the justifications for the recommended development standards contained in the CSD amendment, and the unique circumstances in the area that are not addressed by Countywide policy.

The explanation focused on how the proposed regulations would create additional regulatory oversight on parcels where new development might pose risks to public safety and negatively impact the visual and environmental character of the community of Altadena.

Seven members of the public spoke in favor of the proposed amendment, and no members of the public spoke in opposition to the proposed amendment.

The Commission closed the public hearing and approved the proposed amendment Commissioners Bellamy, Helsley, Modugno, Rew, and Valadez voted aye. Staff was then instructed to transmit the item to the Board of Supervisors for consideration in a public hearing.

Attachment 3: Resolution of the Regional Planning Commission

RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES
RELATING TO THE ALTADENA COMMUNITY STANDARDS DISTRICT
AMENDMENT REFERRED TO AS
ADVANCE PLANNING CASE NO. 200900009

WHEREAS, the Regional Planning Commission of the County of Los Angeles has reviewed the matter of an amendment to the Altadena Community Standards District of Title 22 (Zoning Ordinance) of the Los Angeles County Code to establish additional development standards for hillside management areas.

WHEREAS, the Regional Planning Commission finds as follows:

1. The community of Altadena is bounded by the City of Pasadena to the west, south, and southeast, and by the Angeles National Forest to the northeast and north. This northern edge of the community is characterized by highly visible scenic slopes and primarily comprised of large and undeveloped parcels.

2. In 2007 staff from the Regional Planning Department were contacted by representatives of the Altadena Hillside Ordinance Committee, who expressed the desire to amend the Altadena Community Standards District (CSD) to address the development impacts to sensitive scenic and natural resources in the hillside areas of Altadena.

3. Staff has worked closely with the Altadena Hillside Ordinance Committee and the community of Altadena as a whole to achieve consensus on these hillside standards and ordinance amendment.

4. On August 26, 2009, this Commission accepted staff's report on the need for public hearings to consider an ordinance amending Title 22 of the Los Angeles County Code to amend the Altadena Community Standards District (CSD) and instructed staff to set a public hearing before this Commission as soon as possible.

5. The resulting ordinance amendment of the Altadena CSD referred to as Advance Planning Case No. 200900009, will establish additional development standards for hillside areas, that will further preserve scenic and natural resources in the community of Altadena, consistent with the objectives of both the Los Angeles County General Plan and the Altadena Community Plan.

6. In compliance with the California Environmental Quality Act, an Initial Study was prepared for the project that demonstrates that this regulatory action will not have a significant effect on the environment. Based on the

Initial Study, Department of Regional Planning staff has prepared a related Negative Declaration for this project.

THEREFORE, BE IT RESOLVED THAT the Regional Planning Commission recommends that the Los Angeles County Board of Supervisors:

1. Hold a public hearing to consider the proposed amendment to the Altadena Community Standards District of Title 22 for _hillside management areas.

2. Certify completion of and approve the attached Negative Declaration and find that the amendment to Title 22 (Zoning Ordinance) of the Los Angeles County Code will not have a significant effect on the environment; and

3. Adopt the attached ordinance amending Title 22 (Zoning Ordinance) of the Los Angeles County Code and determine that it is compatible with and supportive of the goals and policies of the Los Angeles County General Plan.

I hereby certify that the foregoing was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on February 24, 2010.

By _____

Rosie O. Ruiz, Secretary
Regional Planning Commission
County of Los Angeles

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____

Elaine Lemke
Principal Deputy County Counsel
Property Division

Attachment 4: Recommended Ordinance for Board Adoption

ORDINANCE NO. _____

An ordinance amending Title 22 – Planning and Zoning – of the Los Angeles County Code related to the addition of development standards to the Altadena Community Standards District.

The Board of Supervisors of the County of Los Angeles hereby ordains as follows:

SECTION 1. Section 22.44.127 is amended as follows:

22.44.127 Altadena Community Standards District.

A. Intent and Purpose. The Altadena Community Standards District ("CSD") is established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods, ~~provide a means of reasonably~~ protecting the light, air, and privacy of existing single-family residences from ~~the~~ negative impacts ~~on these resources caused by the construction on adjacent properties of uncharacteristically large and overwhelming residences. The District is also established to ensure that new and expanded structures are compatible in size and scale with the characteristics of surrounding residential neighborhoods~~. The CSD is also established to minimize the visual and environmental impacts of development in hillside management areas.

...

C. Community-wide Development Standards. ~~Where landscaping is required by this CSD, it shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary. Drought tolerant plants are highly encouraged.~~

1. Landscaping. Where landscaping is required by this CSD, it shall be maintained with regular pruning, weeding, fertilizing, litter removal, and replacement of plants as necessary.

2. Hillside Management.

a. Applicability. The provisions of this subsection shall apply in hillside management areas, as defined in Section 22.08.080, except for:

i. Applications submitted to the department of regional planning and deemed complete prior to the effective date of the ordinance creating this subsection, provided that plans submitted with the application depict all proposed grading and structures.

ii. Changes to applications approved by the department of regional planning prior to the effective date of the ordinance creating this subsection, provided that such changes:

a. Do not cumulatively increase the previously approved floor area or height of any structure by more than 10 percent; and

b. Do not cumulatively increase the previously approved amount of grading to more than 2,500 total cubic yards of material.

iii. Applications to repair or reconstruct a damaged or destroyed structure that was legally established prior to the effective date of the ordinance creating this subsection.

b. Permit Required.

i. A minor conditional use permit, as provided in Section 22.56.085, shall be required for any development that is not subject to a conditional use permit pursuant to Section 22.56.215, except for:

a. Additions to a structure that was legally established prior to the effective date of the ordinance creating this subsection.

b. New accessory structures.

c. Development designed so that all areas with a natural slope of 25 percent or greater remain in a natural state.

ii. Applications for a minor conditional use permit shall include the information required by Section 22.56.215.D and shall substantiate the burden of proof required by Sections 22.56.090, 22.56.215.F.1.a, and 22.56.215.F.1.b.

c. Grading.

i. A conditional use permit, as provided in Part 1 of Chapter 22.56, shall be required for any grading on a lot or parcel of land that cumulatively exceeds 2,500 total cubic yards of material, excluding any grading approved prior to the effective date of the ordinance creating this subsection.

ii. In approving a conditional use permit for grading, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

a. The grading is designed to minimize disturbance to the natural hillside by clustering building pads and structures near existing paved streets, on areas with the flattest terrain, or on areas with the least visual impact; and

b. The overall development minimizes visual and environmental impacts to the surrounding area. In making this finding, the hearing officer or regional planning commission shall require projects to comply with the following development standards regarding hillside design, where they apply to the project:

Grading and Topography	• Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures. • Terracing and retention walls, if unshielded by landscaping and visible from downslope, are designed with varied gradients and curvilinear shapes that mimic or blend into surrounding contours.
Views and Screening	• Structures, retention walls, and graded areas are screened by landscaping and vegetation. • Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.
Surfaces and Reflectance	• Structures incorporate articulated surface faces instead of flat blank walls. • Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.
Landscaping	• Where new tree planting occurs, new trees blend with surrounding vegetation
Trails	• Existing trail right-of-ways or trail heads within the project, dedicated to the County as of the effective date of the ordinance creating this subsection, are improved if necessary to ensure their ongoing use.

In addition to these required design standards, the hearing officer or regional planning commission may require that the applicant incorporate additional design standards which would further the intent and purpose of this CSD in minimizing the visual and environmental impacts of development in hillside management areas. Such standards may include, but are not limited to, requiring that visible topsoils used as grading fill match the color and texture of rocks and soils naturally occurring on site, requiring that project structures use matte or rough surfacing to diminish reflectances, requiring that

stands of native vegetation are preserved or expanded, and requiring that mature trees are preserved.

iii. Any application for grading involving the offsite transport of 1,000 or more cubic yards of material, or any combination thereof, shall include a haul route for review and approval by the department of regional planning.

iv. Any grading occurring during the rainy season, defined as October 15 of any year through April 15 of the subsequent year, shall be subject to mitigation measures deemed necessary by the department of public works to prevent runoff and erosion.

d. Significant Ridgeline Protection. Ridgelines are defined as the line formed by the meeting of the tops of sloping surfaces of land. Significant ridgelines are highly visible ridgelines that dominate the landscape. The locations of the significant ridgelines within this CSD are shown on the map following this section.

i. The highest point of any structure shall be located at least 50 vertical feet and 50 horizontal feet from a significant ridgeline, excluding chimneys, rooftop antennas, amateur radio antennas, roof-mounted solar panels, and wind energy conversion systems.

ii. Any modification to the standards set forth in subsection 4.d.i. shall require a conditional use permit, pursuant to Part 1 of Chapter 22.56. In approving such conditional use permit, the hearing officer or regional planning commission shall make the following findings in addition to those required by Section 22.56.090:

a. Alternative sites within the project site have been considered and rejected due to the presence of documented hazards or the potential for greater damage to biota, as determined by a biologist.

b. The overall development is designed to comply with the design guidelines provided in subsection C.2.c.ii.b.

...

APPENDIX FOR SECTION 22.44.127

ALTADENA COMMUNITY STANDARDS DISTRICT

CRITERIA FOR SIGNIFICANT RIDGELINES

The designation of the significant ridgelines with the Altadena Community Standards District is based on the following criteria:

- Topographic complexity: Ridges that have a significant difference in elevation from the valley or canyon floor. Generally, these ridges are observable from any location on the valley floor, from a community, or from a public road. Geologic conditions in Altadena make this a common condition.
- Near/far contrast: Ridges that are a part of a scene that includes a prominent landform in the foreground and a major backdrop ridge with an unbroken skyline. This includes a view into a valley from a pubic road or viewpoint located at a higher altitude, such as along the valley rim or a pass. Often, layers of ridges are visible into the distance, such as on or adjacent to Chaney Trail. This contrast can be experienced viewing an entire panorama or a portion of a panorama from an elevated point.

- Cultural landmarks: Ridges from views of well-known locations, structures, or other places which are considered points of interest in Altadena. These landmarks include Owen Brown cabin and gravesite, Zorthian Ranch, Echo Mountain, Rubio and Millard Canyons, and the Nightingale Estate.
- Existing community boundaries and gateways: Ridges and surrounding terrain that provide the first view of predominately natural, undeveloped land as a traveler emerges from the urban landscape. These lands introduce visitors to the visual experiences they will encounter in Altadena. Community boundaries and gateways include the Foothill Freeway (Interstate 210) and all of the surrounding ridges that provide a skyline and boundary to the entire San Gabriel Valley and a vast, integrated, visually coherent viewspace delineating the end of the Los Angeles urban area.

SECTION 2. Section 22.56.085 is amended as follows:

22.56.085 Grant or denial of minor conditional use permit by Director.

A. Any person filing an application for a conditional use permit may request the Director to consider the application in accordance with this section for the following uses:

-- Altadena Community Standards District, development in a hillside management area as provided in Section 22.44.127.C.2.b.

-- Joint live and work units, as provided in Part 19 of Chapter 22.52.

-- Mixed use developments, as provided in Part 18 of Chapter 22.52.

-- Modification of significant ridgeline protection provisions as provided in Section 22.44.143.D.10.b or 22.44.143.D.10.c.

-- Wind energy conversion system, non-commercial (WECS-N).

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Attachment 5: Environmental Document

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 WEST TEMPLE STREET
LOS ANGELES, CA 90012

NEGATIVE DECLARATION

PROJECT NUMBER: R2009-02240 / RADVT200900009 / RENVT200900071

1. DESCRIPTION: The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment to both the Altadena Community Plan and CSD. It is intended to protect hillsides and significant ridgelines in hillside management areas with slopes of 25% or greater. The CSD amendment establishes additional development standards relating to project review, project design, and grading to ensure that development proposals in hillside management areas are consistent with the goals and policies of the Altadena Community Plan as well as the standards of the Altadena CSD. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.

2. LOCATION: Altadena

3. PROPONENT: Los Angeles County Department of Regional Planning

4. FINDINGS OF NO SIGNIFICANT IMPACTS:
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Emma Howard
Regional Planning Assistant II

DATE: January 14, 2010

STAFF USE ONLY

PROJECT NUMBER: R2009-02240
CASES: RADVT200900009
RENVT200900071

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES

DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

C.S. Map Date:	January 14, 2010	**Staff Member:**	Emma Howard
Thomas Guide:	Pages 535, 536, 566	**USGS Quad:**	Pasadena, Mt. Wilson
Location:	The unincorporated community of Altadena is located approximately 16 miles northeast of the Los Angeles Civic Center. It is bounded by the City of Pasadena to the west, south and southeast and by the Angeles National Forest to the northeast and north. The Altadena Community CSD Planning Area is located in the northern portion of Altadena.		
Description of Project:	The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment to the Altadena CSD intended to protect hillsides and significant ridgelines in hillside management areas with slopes of 25% or greater. The proposed CSD amendment establishes additional development standards relating to project review, project design, and grading to ensure that development proposals in hillside management areas are consistent with the goals and policies of the Altadena Community Plan as well as the standards of the Altadena CSD. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance. All new development in Altadena's hillside management areas with the exception of additions to single family residences, and the creation of or addition to accessory structures which are cumulatively no greater than 1,000 square feet will be required to undergo at least a minor conditional use permit process. Any grading conducted within the hillside management areas in excess of 2,500 cubic yards will require a conditional use permit.		
Gross Area:	5,604 acres (8.76 square miles)		
Environmental Setting:	The unincorporated community of Altadena is a suburban community located approximately 1,350 feet above sea level in the foothills of the San Gabriel Mountains.		

Zoning:	Various (A-1, A-1-10000, R-1-7500, R-1-10000, R-1-20000, R-1-40000, R-2, R-3, R-3-P, R-4, C-1, C-3, C-M, M-1, R-R)
General Plan:	N/A (Altadena Community Plan)
Community/Area Wide Plan:	Altadena Community Plan, various designations (1-Estate/Equestrian, 2-Low Density, 3-Low/Medium Density, 4-Medium Density, BP-Business Park, CB-Commercial/Business, CR- "Center" Mixed Use, FC-Flood Control Facilities, I-Institutions, NF-National Forest, N-Non-Urban, PR-Public & Private Recreation, TC-Transportation Corridor, U-Utilities, SP-Specific Plan)

Major projects in area:

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ U.S. Fish and Wildlife

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐
- ☐

Special Reviewing Agencies

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.
- ☒ City of Pasadena
- ☒ City of La Canada Flintridge
- ☐
- ☐
- ☐
- ☐
- ☐

Regional Significance

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

County Reviewing Agencies

- ☒ Sanitation Districts
- ☒ Fire Department
- ☒ DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage & Grading, Flood Management, Environmental Programs
- ☒ Public Health
- ☒ Parks and Recreation

			ANALYSIS SUMMARY (See individual pages for details)			
			Less than Significant Impact/No Impact			
				Less than Significant Impact with Project Mitigation		
					Potentially Significant Impact	
CATEGORY	**FACTOR**	Pg				Potential Concern
HAZARDS	1. Geotechnical	5	☒	☐	☐	
	2. Flood	6	☒	☐	☐	
	3. Fire	7	☒	☐	☐	
	4. Noise	8	☒	☐	☐	
RESOURCES	1. Water Quality	9	☒	☐	☐	
	2. Air Quality	10	☒	☐	☐	
	3. Biota	11	☒	☐	☐	
	4. Cultural Resources	12	☒	☐	☐	
	5. Mineral Resources	13	☒	☐	☐	
	6. Agriculture Resources	14	☒	☐	☐	
	7. Visual Qualities	15	☒	☐	☐	
SERVICES	1. Traffic/Access	16	☒	☐	☐	
	2. Sewage Disposal	17	☒	☐	☐	
	3. Education	18	☒	☐	☐	
	4. Fire/Sheriff	19	☒	☐	☐	
	5. Utilities	20	☒	☐	☐	
OTHER	1. General	21	☒	☐	☐	
	2. Environmental Safety	22	☒	☐	☐	
	3. Land Use	23	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	24	☒	☐	☐	
	Mandatory Findings	25	☒	☐	☐	

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Emma Howard, Regional Planning Assistant II* Date: *January 14, 2010*

Approved by: *Mitch Glaser, AICP, Supervising Regional Planner* Date: *January 14, 2010*

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Vasquez Creek Fault Zone is located within the CSD Planning Area (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Areas of potential earthquake-induced landslides exist throughout the CSD Planning Area (State of California Seismic Hazard Zones Map – Pasadena & Mt. Wilson Quads).*
c.	☒	☐	☐	Is the project site located in an area having high slope instability? *The area affected by this ordinance is located within a landslide zone, and is characterized by steep terrain with slopes of over 25%.*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *The area affected by this ordinance is subject to liquefaction (State of California Seismic Hazard Zones Map – Pasadena & Mt. Wilson Quads).*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *Sensitive uses may be proposed in the project area.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Grading and topographical alterations may occur in the project area. The entirety of the project area is located on slopes of 25% or more.*
g.	☐	☒	☐	Would the project 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?
h.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Approval of Geotechnical Report by DPW

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *The natural areas of the project site contain numerous washes and an adjacent perennial steam, the Arroyo Seco (USGS Pasadena and Mt. Wilson Quad sheets*
b.	☐	☒	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *(Los Angeles County Safety Element – Flood Inundation Hazards Map)*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions?
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☐	☒	Would the project substantially alter the existing drainage pattern of the site or area?
f.	☐	☐	☐	Other factors (e.g., dam failure)? *N/A*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☐ Approval of Drainage Concept by DPW

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *The CSD Planning Area is located in Fire Zone 4 (Los Angeles County Safety Element – Wildland & Urban Fire Hazards Map).*
b.	☐	☐	☒	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade? *The CSD Planning Area is within Fire Zone 4.*
c.	☐	☐	☒	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The proposed project site is located in an urbanized area and does not require the use of water wells which would be subject to water pressure problems in hillside management areas. The proposed CSD Planning Area is served by various public water purveyors with no known water issues*
e.	☐	☒	☐	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?
f.	☐	☒	☐	*Does the proposed use constitute a potentially dangerous fire hazard?*
g.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Water Ordinance No. 7834 ☐ Fire Ordinance No. 2947 ☐ Fire Regulation No. 8
☐ Fuel Modification/Landscape Plan

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**
☐ Project Design ☐ Compatible Use

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *There are no high noise sources in close proximity to the area affected by this zoning amendment. The closest potential high noise source is Interstate 210, which is located two miles to the southwest in the southern portion of the community of Altadena.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?
d.	☐	☐	☒	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?
e.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Noise Ordinance No. 11,778 ☐ Building Ordinance No. 2225--Chapter 35

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?
				The proposed project site is located in an urbanized area and does not require the use of water wells which would be subject to water pressure problems in hillside management areas. The proposed CSD Planning Area is served by various public water purveyors with no known water issues
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
				The community of Altadena is served by a public sewage system
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☐	☐	☒	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?
d.	☐	☐	☒	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?
e.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5

☐ Plumbing Code Ordinance No. 2269 ☐ NPDES Permit Compliance (DPW)

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
b.	☐	☐	☒	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
c.	☐	☒	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
e.	☐	☐	☒	Would the project conflict with or obstruct implementation of the applicable air quality plan?
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
g.	☐	☐	☒	Would the project 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)?
h.	☐	☐	☐	Other factors: *N/A*

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Air Quality Report

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *The area affected by this project is mostly undeveloped and contains extensive natural biota. Portions of the area are within or bordered by the Angeles National forest to the North.*
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
c.	☐	☒	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *There are numerous washes and an adjacent perennial steam existing, the Arroyo Seco, on the project site (USGS Pasadena and Mt. Wilson Quad sheets)*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *The area affected by this zoning amendment contains six sensitive vegetative habitats including oak woodland. Source: Shirley Imsand, DRP Staff Biologist*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Oak trees and native trees exist in the area affected by this zoning amendment.*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *There are potentially 32 sensitive animals and 30 sensitive plants that may be located within area affected by the zoning amendment. Source: Shirley Imsand, DRP Staff Biologist.*
g.	☒	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *Riparian areas and sensitive habitats are ecological ecotones that act as wildlife corridors for numerous organisms.*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Oak Tree Permit ☐ERB/SEATAC Review

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Oak trees exist in the area affected by this zoning amendment.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *The project area may contain rock formations that indicate potential paleontological resources.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *There are no sites on the National Register of Historic Places or California Office of Historic Preservation within the CSD Planning Area.*
d.	☐	☒	☐	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The proposed Altadena CSD zoning amendment establishes a higher level of development standards relating to project review, project design, and grading in hillside management areas. It does not supersede or conflict with existing policy for addressing adverse changes to the significance*
e.	☐	☒	☐	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *See answer 4.d*
f.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

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CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 5. Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *There are no mineral discovery sites in the project area.*
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan? *There are no mineral discovery sites in the project area.*
c.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project 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? *The CSD Planning Area does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract? *The County of Los Angeles does not participate in the Williamson Act program.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The CSD Planning Area does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map) that could be converted to non-agricultural use.*
d.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *The Altadena Crest Trail is located in the project area.*
c.	☒	☐	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Portions of the CSD Planning Area are not fully developed, and contain aesthetic features such as significant ridgelines.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems?
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration): *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☐ Visual Report ☐ Compatible Use

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions?
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions?
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
g.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Project Design ☐ Traffic Report ☐ Consultation with Traffic & Lighting Division

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	If served by a community sewage system, could the project create capacity problems at the treatment plant?
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site?
c.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level?
b.	☐	☐	☒	Could the project create capacity problems at individual schools which will serve the project site?
c.	☐	☐	☒	Could the project create student transportation problems?
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand?
e.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

☐ Site Dedication ☐ Government Code Section 65995 ☐ Library Facilities Mitigation Fee

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
b.	☒	☐	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *The CSD Planning Area is located in a high fire severity zone (Zone 4), and is served by the Los Angeles County Fire Stations #11 and #12.*
c.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Fire Mitigation Fees

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *The CSD Planning Area is served by various public water companies. Water supply is generally adequate.*
b.	☐	☒	☐	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *Water supply and pressure are generally adequate for fire flow standards in the project area.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane?
d.	☐	☐	☒	Are there any other known service problem areas (e.g., solid waste)?
e.	☐	☒	☐	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 or facilities (e.g., fire protection, police protection, schools, parks, roads)?
f.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

Project R2009-02240 is not a development project. This project is a zoning amendment to the Altadena CSD zoning establishing higher levels of regulation in hillside management areas in the community of Altadena. Grading in excess of 2,500 cubic yards and all new development in hillside areas (with the exception of new accessory structures, and additions to single family homes and accessory structures under 1,000 square feet) will require conditional use permitting. The overall intent of this project is to reduce environmental and scenic impacts in the sensitive slopes of the Altadena hillsides through increased regulatory review. Future development under this ordinance will undergo established County procedures for addressing impacts to utility services.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *The project area does not contain any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, nor will it convert agricultural land to other uses.*
d.	☐	☐	☐	Other factors? *N/A*

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot size ☐ Project Design ☐ Compatible Use

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CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☐	☐	☒	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
c.	☐	☐	☒	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☐	☐	☒	Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed? *There may be previous uses with some contamination within the planning area.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☐	☒	☐	Would the project 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 create a significant hazard to the public or environment? *The project area does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip? *The project area is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.*
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES** / ☒ **OTHER CONSIDERATIONS**

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CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *No, the proposed project establishes additional development standards within the Altadena CSD hillside management areas which are consistent with existing plan designations of the subject properties.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *No, the proposed project establishes additional development standards within the Altadena CSD hillside management areas which are consistent with existing designations*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria? *No changes to the Hillside Management or SEA criteria, standards or their applicability are proposed.*
d.	☐	☒	☐	Would the project physically divide an established community? *The proposed Altadena CSD zoning amendment does not physically change the established community of Altadena, nor create potential for a future physical division.*
e.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

Project R2009-02240 is not a development project. This project is a zoning amendment to the Altadena CSD zoning establishing higher levels of regulation in hillside management areas in the community of Altadena. Grading in excess of 2,500 cubic yards and all new development in hillside areas (with the exception of new accessory structures, and additions to single family homes and accessory structures under 1,000 square feet) will require conditional use permitting. The overall intent of this project is to reduce environmental and scenic impacts in the sensitive slopes of the Altadena hillsides through increased regulatory review. Future development under this ordinance will undergo established County procedures for addressing land use.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *The proposed CSD zoning amendment does not create conditions which would induce substantial growth.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed CSD zoning amendment does not create any development that would displace existing housing.*
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The proposed CSD zoning amendment does not create any development that would displace substantial numbers of people. It establishes additional development standards relating to project review, project design, and grading in hillside management areas.*
g.	☐	☐	☐	Other factors? *N/A*

☐ **MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS**

Project R2009-02240 is not a development project. This project is a zoning amendment to the Altadena CSD zoning establishing higher levels of regulation in hillside management areas in the community of Altadena. Grading in excess of 2,500 cubic yards and all new development in hillside areas (with the exception of new accessory structures, and additions to single family homes and accessory structures under 1,000 square feet) will require conditional use permitting. The overall intent of this project is to reduce environmental and scenic impacts in the sensitive slopes of the Altadena hillsides through increased regulatory review. Future development under this ordinance will undergo established County procedures for addressing land use.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially 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? *Project R2009-02240 is not a development project. This project is a zoning amendment to the Altadena CSD zoning establishing higher levels of regulation in hillside management areas in the community of Altadena. Grading in excess of 2,500 cubic yards and all new development in hillside areas (with the exception of new accessory structures, and additions to single family homes and accessory structures under 1,000 square feet) will require conditional use permitting. The overall intent of this project is to reduce environmental and scenic impacts in the sensitive slopes of the Altadena hillsides through increased regulatory review. Future development under this ordinance will undergo established County procedures for addressing land use. Staff anticipates this ordinance will have a neutral to slightly beneficial effect on environmental quality.*
b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual 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. *See answer a of this page.*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *See answer a of this page.*

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

February 18, 2010 Sent via e-mail: ehoward@planning.lacounty.gov

TO: Ms. Emma Howard
Department of Regional Planning
Impact Analysis Section

FROM: Joan Rupert
Department of Parks and Recreation
Environmental Section

SUBJECT: **NOTICE OF CONSULTATION**
R2009-02240/ RADVT200900009/ RENVT200900071
ALTADENA COMMUNITY STANDARDS DISTRICT AMENDMENT

The Notice of Consultation for the above project has been reviewed for potential impact on the facilities of this Department. We have determined that the proposed project will not affect any Departmental facilities.

Thank you for including this Department in the review of this notice. If we may be of further assistance, please contact Julie Yom of my staff at (213) 351-5127 or jyom@parks.lacounty.gov.

c: Parks and Recreation (N. E. Garcia, L. Hensley, J. Yom)

Attachment 6: Legal Notice of Board Hearing

COUNTY OF LOS ANGELES

NOTICE OF PUBLIC HEARING
ON PROPOSED AMENDMENT TO TITLE 22 (ZONING ORDINANCE)
OF THE LOS ANGELES COUNTY CODE

AMENDMENT TO THE ALTADENA COMMUNITY STANDARDS DISTRICT TO ESTABLISH ADDITIONAL DEVELOPMENT STANDARDS FOR HILLSIDE MANAGEMENT AREAS.

NOTICE IS HEREBY GIVEN that the Regional Planning Commission of the County of Los Angeles has recommended approval of an ordinance to establish additional development standards for Hillside Management Areas within the Altadena Community Standards District.

NOTICE IS ALSO HEREBY GIVEN that a public hearing will be held before the Board of Supervisors, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012 at **9:30 a.m. on _____, 2010** pursuant to Title 22 of the Los Angeles County Code and Title 7 of the Government Code of the State of California (Planning and Zoning Law) for the purpose of hearing testimony relative to the adoption of the above mentioned amendment.

Written comments may be sent to the Executive Office of the Board of Supervisors in Room 383 at the above address. If you do not understand this notice or need more information, please contact Ms. Emma Howard at (213) 974-6476 between 8:00 a.m. and 5:30 p.m. Monday through Thursday or e-mail her at ehoward@planning.lacounty.gov. Project materials will also be available on the Department of Regional Planning website at: *http://planning.lacounty.gov/view/altadena_community_standards_district_amendment_hillside_management/*

Pursuant to the California Environmental Quality Act and County Guidelines, a Negative Declaration has been prepared that shows that the proposed ordinance will not have a significant effect on the environment.

"ADA ACCOMMODATIONS: If you require reasonable accommodations or auxiliary aid and services such as material in alternate format or a sign language interpreter, please contact the Americans with Disabilities Act Coordinator at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business days notice."

Si no entiende esta noticia o necesita más información, por favor llame este número (213) 974-4899.

_____
SACHI A. HAMAI
EXECUTIVE OFFICER-CLERK OF
BOARD OF SUPERVISORS

Attachment 7: List of Persons to be Notified

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

LIST OF PERSONS TO BE NOTIFIED

The *List of Persons to Be Notified* has been submitted to the Executive Office of the Board of Supervisors