



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director of Planning

February 11, 2010

TO: Wayne Rew, Chair
Pat Modugno, Vice Chair
Esther L. Valadez, Commissioner
Leslie G. Bellamy, Commissioner
Harold V. Helsley, Commissioner

FROM: Mitch Glaser, AICP, Supervising Regional Planner *MG*
Countywide Studies Section

**SUBJECT: FEBRUARY 24, 2010 – AGENDA ITEM #7
PROJECT NO. 2009-02240-(5)
ENVIRONMENTAL ASSESSMENT CASE NO. 2009-00071-(5)
AMENDMENT TO THE ALTADENA COMMUNITY STANDARDS
DISTRICT OF TITLE 22 (ZONING ORDINANCE) OF THE COUNTY
CODE TO ESTABLISH ADDITIONAL DEVELOPMENT STANDARDS
FOR HILLSIDE AREAS.**

BACKGROUND

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 which would place additional development review standards on development projects taking place in these hilly and isolated properties.

Specifically, Project no. 2009-02240-(5) is an amendment to the Altadena Community Standards District (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 for additions to single family residences and the creation of or addition to accessory structures where such projects are cumulatively no greater 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 ordinance amendment are provisions 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 clearance of natural vegetation is minimized and structures are designed to reduce their visibility downslope.

OUTREACH

Over 13,000 notices were mailed inviting property owners in Altadena inviting them to attend a community meeting on this issue. On Wednesday February 18th 2009, over 120 community members came out to hear County planning staff explain the draft amendment and give input as to the direction the amendment should take. At the community meeting the majority of the attendees voted in favor of proceeding to public hearing. In preparation for public hearing at the Regional Planning Commission, 1724 notices were sent to both the residents in the affected areas of Altadena, and to those who submitted their mailing address to staff at the community meeting. In addition, a one-eighth page display ad was published in the Pasadena Star News, a newspaper of general circulation serving the community of Altadena. The draft ordinance, Initial Study, and Negative Declaration have been made available for public review on the Department's web site as well as at the Altadena Public Library.

To date staff has received 12 phone calls regarding the mailed notice. All callers asked for general information about the proposed change and two subsequently expressed

support of the ordinance. Staff has not received any written communications regarding the project at this time.

CONSISTENCY WITH GENERAL PLAN & COMMUNITY PLAN:

The issues of protecting the visual and environmental resources in hillsides and ensuring the safety of adjacent populations from wilderness areas are addressed in the Open Space and Conservation Element of the General Plan, which states, “many scenic resources have been diminished by urban development. In some areas, insensitive hillside grading has been destructive of the natural character of the land, particularly ridgelines...Programs are needed to protect scenic resources from unsightly development and urban sprawl... Also, innovative and sensitive design of development in hillsides can protect natural features such as ridgelines (General Plan, II-20).” These same issues are echoed by the Altadena Community Plan in the Public Services Element, issue 8.1.2, “Proximity to the National Forest, foothill areas and heavy vegetation in the community present the frequent threat of fire and flood.” (Altadena Community Plan, 8-1).

The General Plan’s General Policy nine (under the heading of “Resource Conservation and Protection of Environmental Quality”) states, “Direct urban development and revitalization efforts to protect natural and man-made amenities and to avoid severe hazard areas, such as flood prone areas, active fault zones, steep hillsides, landslide areas and fire hazard areas (General Plan I-20).” In addition Policy 10 requires that the Plan, “Protect areas that have significant natural resources and scenic values (General Plan I-20).” The potential visual impact of hillside development for residents of the greater Altadena community are among the reasons this ordinance has been created. The Altadena Community Plan also has an aesthetic goal to, “preserve and enhance the unique character of Altadena as reflected in the community’s history, residents and geographical setting (Altadena Community Plan, 9-1)” and an environmental resource policy to “prevent adverse light and glare effects of a land use on adjacent properties (Altadena Community Plan, 10-2).”

The General Plan also establishes specific geographically based development priorities for the varied communities within unincorporated Los Angeles County. Policy 11 of the West San Gabriel Valley Section calls upon the County to, “maintain the foothills of the San Gabriel Mountains in non-urban uses (General Plan, I-27) and policies 70 and 71 of the National Forest Section states, “maintain the mountains in open space and non urban uses similar to the present pattern of use”, and “discourage incompatible uses in areas adjacent to the national forests” (General Plan, I-32).

ENVIRONMENTAL DOCUMENTATION

Staff prepared an Initial Study for this project in compliance with the California Environmental Quality Act and the environmental reporting procedures of the County of Los Angeles. The Initial Study (Attachment 3) showed that there is no substantial evidence that the project will have a significant effect on the environment. Based on the Initial Study, a Negative Declaration has been prepared for this project.

The Initial Study and Negative Declaration were made available to responsible agencies and the public for the required 30-day review period. No comments have on the environmental document had been received at the time this staff report was prepared.

STAFF RECOMMENDATION

Staff recommends that the Regional Planning Commission adopt the attached resolution and forward Project No. 2009-02240-(5) to the Board of Supervisors for consideration in a public hearing.

RECOMMENDED MOTIONS

I move that the Regional Planning Commission close the public hearing and approve the Negative Declaration.

I move that the Regional Planning Commission adopt the attached resolution and forward the proposed amendment to the Altadena Community Standards District to the Board of Supervisors for consideration in a public hearing.

Please find attached the CSD ordinance, resolution, environmental documentation and map. Should you have any questions, please contact Emma Howard at (213) 974-6476 or ehoward@planning.lacounty.gov.

MWG:eh

Attachments:

1. Resolution for Commission Adoption
2. Ordinance for Commission Adoption
3. Initial Study and Negative Declaration
4. Ridgelines and Slopes Map

**RESOLUTION
REGIONAL PLANNING COMMISSION
COUNTY OF LOS ANGELES**

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 Project 2009-02240-(5), 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

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.

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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:

<u>Grading and Topography</u>	<ul style="list-style-type: none"> • <u>Grading is not conducted uniformly across the entirety of the project and is limited to the pads required of individual structures.</u> • <u>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.</u>
<u>Views and Screening</u>	<ul style="list-style-type: none"> • <u>Structures, retention walls, and graded areas are screened by landscaping and vegetation.</u> • <u>Structures are placed to minimize their visibility from surrounding parcels or public viewpoints downslope.</u>
<u>Surfaces and Reflectance</u>	<ul style="list-style-type: none"> • <u>Structures incorporate articulated surface faces instead of flat blank walls.</u> • <u>Structures incorporate colors, materials, and textures with an average Light Reflectance Value of 35 percent or less.</u>
<u>Landscaping</u>	<ul style="list-style-type: none"> • <u>Where new tree planting occurs, new trees blend with surrounding vegetation</u>
<u>Trails</u>	<ul style="list-style-type: none"> • <u>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.</u>

In addition to these required development standards, the hearing officer or regional planning commission may require that the applicant incorporate additional development 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 reflectance,

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 subsection 4.d.i shall require a conditional use permit, as provided in 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 development standards provided in subsection C.2.c.ii.b.

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

NEGATIVE DECLARATION

PROJECT NUMBER: R2009-02240 / RADVT200900009 / RENV200900071

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

PROJECT NUMBER: R2009-02240
CASES: RADVT200900009
RENV200900071



******* 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:	<p>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.</p> <p>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.</p> <p>Any grading conducted within the hillside management areas in excess of 2,500 cubic yards will require a conditional use permit.</p>		
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

Special Reviewing Agencies

Regional Significance

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

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of the Santa Monica Mtns.

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

Trustee Agencies

- None
- State Fish and Game
- State Parks
-
-

- City of Pasadena
- City of La Canada Flintridge
-
-
-
-

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

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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?
<u>Vasquez Creek Fault Zone is located within the CSD Planning Area (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area containing a major landslide(s)?
<u>Areas of potential earthquake-induced landslides exist throughout the CSD Planning Area (State of California Seismic Hazard Zones Map – Pasadena & Mt. Wilson Quads).</u> |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having high slope instability?
<u>The area affected by this ordinance is located within a landslide zone, and is characterized by steep terrain with slopes of over 25%.</u> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?
<u>The area affected by this ordinance is subject to liquefaction (State of California Seismic Hazard Zones Map – Pasadena & Mt. Wilson Quads).</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?
<u>Sensitive uses may be proposed in the project area.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?
<u>Grading and topographical alterations may occur in the project area. The entirety of the project area is located on slopes of 25% or more.</u> |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<hr/> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?
<u>The natural areas of the project site contain numerous washes and an adjacent perennial stream, the Arroyo Seco (USGS Pasadena and Mt. Wilson Quad sheets)</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?
<u>(Los Angeles County Safety Element – Flood Inundation Hazards Map)</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off? |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?
_____ |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., dam failure)? <u>N/A</u> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?
<u>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.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Would the project conflict with or obstruct implementation of the applicable air quality plan?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors: <u>N/A</u> _____ |

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. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> <p><u>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.</u></p> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <p>Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?</p> <hr/> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?</p> <p><u>There are numerous washes and an adjacent perennial stream existing, the Arroyo Seco, on the project site (USGS Pasadena and Mt. Wilson Quad sheets)</u></p> |
| d. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?</p> <p><u>The area affected by this zoning amendment contains six sensitive vegetative habitats including oak woodland. Source: Shirley Imsand, DRP Staff Biologist</u></p> |
| e. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Does the project site contain oak or other unique native trees (specify kinds of trees)?</p> <p><u>Oak trees and native trees exist in the area affected by this zoning amendment.</u></p> |
| f. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?</p> <p><u>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.</u></p> |
| g. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors (e.g., wildlife corridor, adjacent open space linkage)?</p> <p><u>Riparian areas and sensitive habitats are ecological ecotones that act as wildlife corridors for numerous organisms.</u></p> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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?
<u>Oak trees exist in the area affected by this zoning amendment.</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?
<u>The project area may contain rock formations that indicate potential paleontological resources.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?
<u>There are no sites on the National Register of Historic Places or California Office of Historic Preservation within the CSD Planning Area.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?
<u>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</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?
<u>See answer 4.d</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<i>There are no mineral discovery sites in the project area.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<i>There are no mineral discovery sites in the project area.</i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<u>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).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract?
<u>The County of Los Angeles does not participate in the Williamson Act program.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<u>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.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?
<i>The Altadena Crest Trail is located in the project area.</i>
_____ |
| c. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
<i>Portions of the CSD Planning Area are not fully developed, and contain aesthetic features such as significant ridgelines.</i>
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
. |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems? |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <i>N/A</i>
_____ |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in any hazardous traffic conditions?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
_____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u>
_____ |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | If served by a community sewage system, could the project create capacity problems at the treatment plant?
<hr/> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems in the sewer lines serving the project site?
<hr/> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u>
<hr/> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at the district level?
_____ |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create student transportation problems?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i> _____ |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?
_____ |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Are there any special fire or law enforcement problems associated with the project or the general area?
<u>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.</u>
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u>
_____ |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<i>The CSD Planning Area is served by various public water companies. Water supply is generally adequate.</i> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
<i>Water supply and pressure are generally adequate for fire flow standards in the project area.</i> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create problems with providing utility services, such as electricity, gas, or propane?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any other known service problem areas (e.g., solid waste)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <i>N/A</i>
_____ |

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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources? |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?
<u>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.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
_____ |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
_____ |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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?
<u>There may be previous uses with some contamination within the planning area.</u> |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
_____ |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
_____ |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<u>The project area does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.</u> |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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?
<u>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.</u> |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
_____ |
| j. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u> |

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

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 **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. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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)?
<u>The proposed CSD zoning amendment does not create conditions which would induce substantial growth.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
<u>The proposed CSD zoning amendment does not create any development that would displace existing housing.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents? |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
<u>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.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <u>N/A</u>
_____ |

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 **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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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? |

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- | | | | | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 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. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? |
|----|--------------------------|-------------------------------------|--------------------------|---|

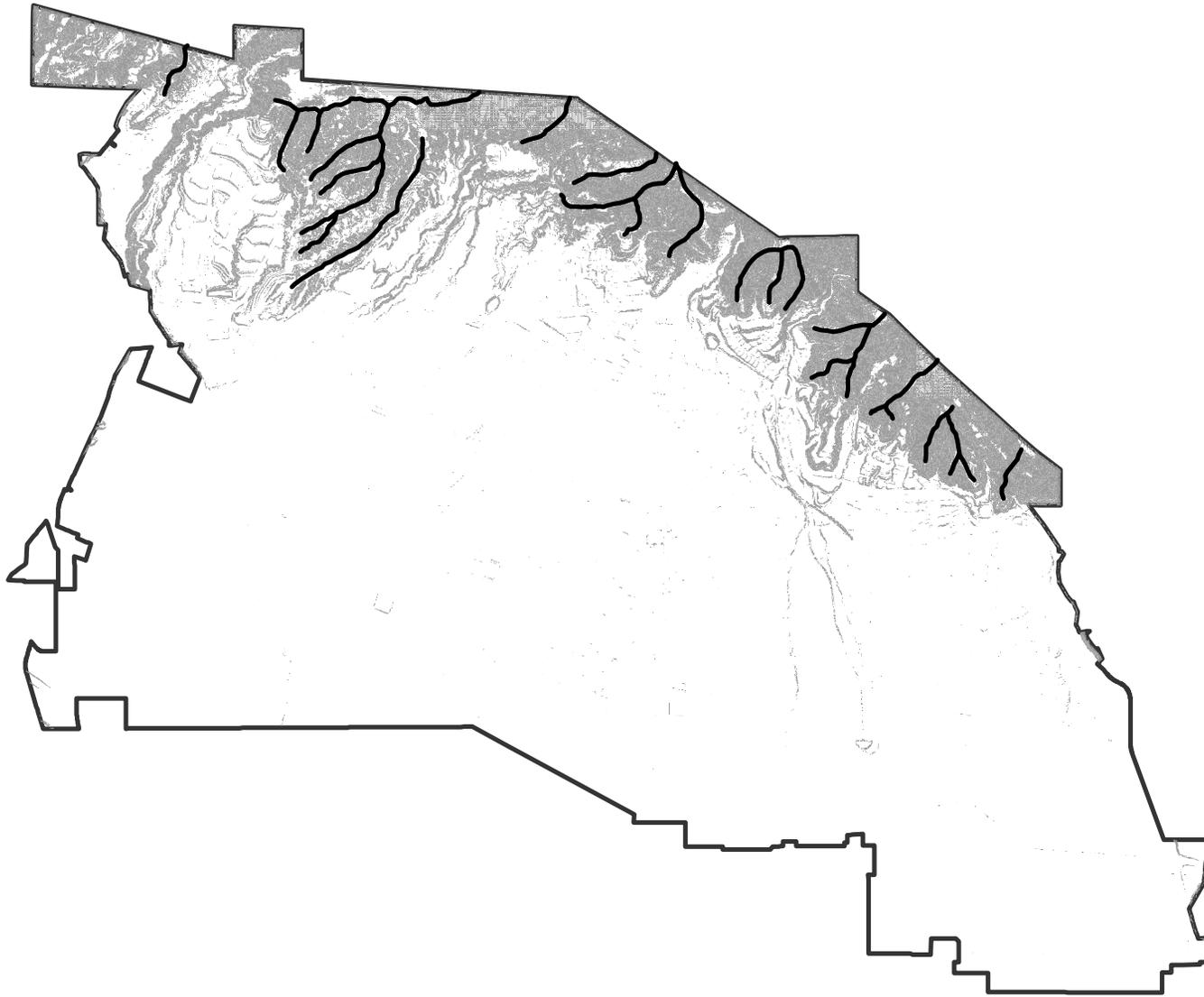
See answer a of this page.

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

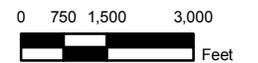
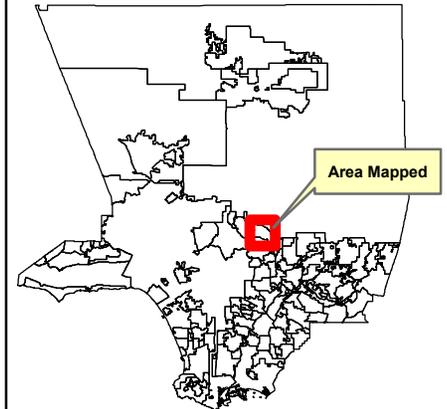
**Altadena
Community Standards District
Significant Ridgelines
& Slopes of 25% or more**



Legend:

-  Ridgelines
-  Slopes: 25% and greater
-  CSD Boundary

Key Map:



Los Angeles County
Dept. of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012