

STAFF USE ONLY

PROJECT NUMBER: _____

CASE: RADV200500007



**** INITIAL STUDY ****

**COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING**

GENERAL INFORMATION

I.A. Map Date: N/A

Staff Member: Julie Moore

Thomas Guide: N/A

USGS Quad: N/A

Location: Countywide

Description of Project: A proposed ordinance amending Title 22 (Zoning Ordinance) of the Los Angeles County Code pertaining to Density Bonuses consistent with the State Density Bonus Law (Government Code Section 65915), which allows for increased residential densities for projects that guarantee that a portion of housing units will be affordable to households of low income, moderate income, senior citizens, or where a qualifying land donation or a childcare facility is also proposed in conjunction with qualified housing projects. The ordinance amendments would restructure the affordable housing provisions in the Zoning Ordinance for ease of use, delete obsolete provisions, amend existing references for internal consistency, and establish revised fees. (A copy of the detailed project description is attached).

Gross Area: Countywide

Environmental Setting: Countywide (urban, suburban, non-urban, rural)

Zoning: Applicability to all zones where residential uses are permitted

General Plan: Countywide

Community/Area Wide Plan: Countywide

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
- _____

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.
- SCAG
- State of California Housing and Community Development Department
- State of California Office of Planning and Research
- _____
- _____
- _____
- _____

Regional Significance

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

County Reviewing Agencies

- Subdivision Committee
- DPW: _____
- Health Services: _____
- Fire Department
- Sanitation Districts
- Public Library
- Sheriff

IMPACT ANALYSIS MATRIX

		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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	27	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	28	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

• **DEVELOPMENT MONITORING SYSTEM (DMS) ***

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: The ordinance amendments apply Countywide.
- Yes No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- Yes No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

- Check if DMS printout generated (attached)
Date of printout: _____
- Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

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, inasmuch 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, inasmuch 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: Julie Moore Date: May 10, 2005

Approved by: Ronald D. Hoffman Date: May 10, 2005

This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

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>All of the unincorporated area lies within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, and the Los Angeles County General Plan Safety Element Plate 1).</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>There are some unincorporated areas that contain landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5).</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>There are some unincorporated areas that have high slope instability and are not suitable for development.</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>There are some unincorporated areas that contain high subsidence, high groundwater level, liquefaction, or hydrocompaction, and may not be suitable for development (per Los Angeles County General Plan Safety Element Plates 3 and 4).</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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>The project is an ordinance amendment which, if adopted, relates to the development of qualified housing projects, and may be located in close proximity to a significant geotechnical hazard.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?

<u>The project is an ordinance amendment which, if adopted, relates to development of residential or mixed-use projects. These development projects may involve grading over slopes of more than 25%.</u> |
| g. | <input checked="" type="checkbox"/> | <input 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?

<u>There are some unincorporated areas that contain expansive soil.</u> |
| h. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

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

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. No geology or soils impacts are anticipated as a result of the proposed amendments. Subsequent projects proposed as a result of this ordinance will be subject to project-specific environmental review, as appropriate, to determine if they pose any potential impacts to the environment. The density bonus, incentive or concession, and/or requests for the waiver or modification of development standards of any project facilitated by this ordinance will be denied if, based on substantial evidence, it will have a specific adverse impact, such as geotechnical hazards, upon public health and safety or the physical environment.

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

<i><u>There are major drainage courses located within the unincorporated area (per USGS maps).</u></i> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? <i><u>There are some unincorporated areas that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6).</u></i> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?

<i><u>There are some unincorporated areas subject to high mudflow conditions.</u></i> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?

_____ |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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)? _____ |

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

The proposal is to amend the Zoning Ordinance, as it relates to the County's density bonus regulations. Subsequent development projects facilitated by the ordinance may expose more residents to potential flood related hazards in certain areas. These projects will be subject to the appropriate environmental review on a project-by-project basis, and their associated impacts analyzed at that time.

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

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?
There are unincorporated areas that are known to have water quality problems.
- b. Will the proposed project require the use of a private sewage disposal system?
Public sewers are not available in all areas of Los Angeles County.
- 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?
Some unincorporated areas have septic system limitations.
- 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?
Projects facilitated by the ordinance may be subject to NPDES requirements.
- 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?
Projects facilitated by the ordinance may be subject to NPDES requirements.
- e. Other factors? _____

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

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed ordinance amendments do not constitute proposed construction of a site specific land use project. Subsequent projects will be subject to environmental review.

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 - 3. Biota

SETTING/IMPACTS

- | | Yes | No | Maybe | |
|----|--------------------------|--------------------------|-------------------------------------|---|
| a. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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?
<u>Many areas within unincorporated Los Angeles County are relatively natural and undisturbed (per Los Angeles County SEA and ESHA maps.)</u> |
| b. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?
<u>New residential development facilitated by the ordinance within areas of very high fire hazard severity will require implementation of a fuel modification plan.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?
<u>New residential development facilitated by the ordinance may be located near a drainage course, particularly as water wells may be located near a source of high ground water (per USGS maps.)</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?
<u>New residential development facilitated by the ordinance may be located in unincorporated areas where riparian or other sensitive habitat is known to exist.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Does the project site contain oak or other unique native trees (specify kinds of trees)?
<u>There are oaks and other unique native trees within the unincorporated areas of Los Angeles County.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?
<u>There are some unincorporated areas that contain sensitive species.</u> |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____
<u>There are some unincorporated areas that contain valuable wildlife corridors.</u> |

MITIGATION MEASURES / OTHER CONSIDERATIONS

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

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. Future projects may have to perform evaluations for the presence of specific biological resources, conduct tree surveys, or other applicable studies or permits as appropriate to the project site(s).

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?

There are areas that contain known archaeological resources or that contain features (drainage course, spring, knoll, rock outcroppings, or oak trees), which indicate potential archeological sensitivity within unincorporated areas of Los Angeles County.

- b. Does the project site contain rock formations indicating potential paleontological resources?

There are areas that contain rock formations indicating potential paleontological resources.

- c. Does the project site contain known historic structures or sites?

There are areas that contain known historic structures or sites

- d. Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?

- e. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

- f. Other factors? _____

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design Phase I Archaeology Report

The proposal is to amend the Zoning Ordinance as it relates to the the County's Density Bonus regulations. As noted in the State Law, the County is not required to waive or reduce development standards that would have an adverse impact on public health, safety, the physical environment, or any real property that is listed in the California Register of Historical Resources. As such, subsequent projects would be reviewed to determine if they would cause any impacts.

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?
<hr/> |
| 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?
<hr/> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? <hr/> |

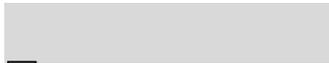
MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments are not anticipated to have any effect on mineral resources. Subsequent projects will be subject to environmental review as appropriate to determine if they pose any potential impacts to the environment.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <p>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?</p> <p><i>There is prime farmland in the unincorporated area (Los Angeles County Important Farmland map).</i></p> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?</p> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>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?</p> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <p>Other factors? _____</p> |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments will not, in and of themselves, create an impact to agricultural resources. Subsequent projects facilitated by the ordinance will be subject to environmental review as appropriate to determine if they pose any potential impacts to the environment.

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 type="checkbox"/> | <input checked="" 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?
<u>The unincorporated County area contains many significant viewshed and scenic resources.</u> |
| 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?
<u>Some areas are visible from regional riding or hiking trails.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?
<u>There are undeveloped or undisturbed areas throughout the County.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?
<u>The proposed ordinance regulates density bonuses for qualified projects. As a result, the land use density of a qualified project may increase and/or development standards, including setbacks and height restrictions, may be modified, where surrounding land uses or existing community were not developed under the same standards.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?
<u>The proposed ordinance regulates density bonuses for qualified projects. As a result, the land use density of a qualified project may increase and/or development standards, including setbacks and height restrictions, may be modified. Higher density and modification of development standards may result in higher or bulkier structures relative to surrounding land uses.</u> |
| f. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Lot Size Project Design Visual Report Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments will not, in and of themselves, create an impact to visual resources. Subsequent projects will be subject to environmental review as appropriate to determine if they pose any potential impacts to the environment.

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)?
<u>The development of new housing projects, as may be facilitated by adoption of the ordinance amendments, could add incrementally to the overall increase in local traffic. Housing projects with higher residential densities and a greater number of units could potentially have an adverse effect on specific local road systems. Such impacts can only be addressed on a project-level review.</u> |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in parking problems with a subsequent impact on traffic conditions?
<u>New residential construction could result in parking shortages if parking needs are not adequately assessed and provided for in the project design.</u> |
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Project Design Traffic Report Consultation with Traffic & Lighting Division

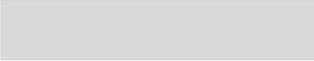
The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. While the proposed amendments will create the potential for increased traffic associated with a given density bonus, the impact associated with the given bonus will be addressed at the individual project level and will be required to go through environmental review, as appropriate. Standard conditions of approval, applicable to all development projects, include the payment of traffic mitigation fees, which serve to mitigate smaller projects and those determined to have only a generalized, incremental impact on the traffic system.

Section 22.52.1840 1(e) of the Zoning Code provides parking standards for projects qualified under the proposed ordinance. Standard conditions of approval imposed on residential development projects include restrictions on the number of cars that can be accommodated on-site, and may include restrictions to prevent on-street parking within the surrounding neighborhood where a concern exists. Special parking needs that may apply in specific circumstances are addressed on a case-by-case basis. With the imposition of existing Code requirements, impacts related to the provision of parking are not expected to be significant.

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? <hr/> <hr/> |

STANDARD CODE REQUIREMENTS

- Sanitary Sewers and Industrial Waste Ordinance No. 6130
- Plumbing Code Ordinance No. 2269

MITIGATION MEASURES / OTHER CONSIDERATIONS

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments may create potential increased service system usage, and the impact significant on those systems depends on existing demand and design capacity of such system. Subsequent projects, however, will be required to go through the appropriate environmental review. Additional authorization in district annexation or system improvement may be required.

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?

<u>There are known capacity problems within some school districts in the unincorporated area.</u> |
| 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?

<u>There are known capacity problems within some individual schools in the unincorporated area.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create student transportation problems?

<u>The development of new housing projects could create short-term student transportation problems for school districts in the unincorporated area.</u> |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?

<u>The development of new housing projects could create library impacts due to increased population and demand.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____ |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

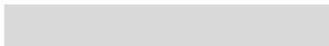
- Site Dedication Government Code Section 65995 Library Facilities Mitigation Fee

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. While the proposed amendments may create additional demand on existing schools and libraries, all projects facilitated by the ordinance will be subject to the same school and library impacts fees, as required by Section 65995 of the Government Code and the applicable County ordinance.

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?

There are areas in the County that do not receive a desirable level of fire or sheriff service coverage.

- b. Are there any special fire or law enforcement problems associated with the project or the general area?

The Sheriff's Department indicates that there is no established financial mechanism to sufficiently support a desirable level of services in the County's unincorporated area.

- c. Other factors? _____

MITIGATION MEASURES / OTHER CONSIDERATIONS

- Fire Mitigation Fees

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. . . Subsequent projects facilitated by the proposed ordinance, however, will be required to go through the appropriate environmental review

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?
There are unincorporated areas known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply.
- b. Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?
There are unincorporated areas known to have an inadequate water supply and/or water pressure to meet fire fighting needs.
- 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)?
There is an overall shortage in the County's landfill facilities.
- 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? _____

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

- Lot Size Project Design

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. While the proposed amendments may create potential increased service system usage, it is not expected that the increase would be significant. Typically, the County could expect that density bonus projects would be spread throughout the county rather than concentrated in one area, and that the relative increases would be small in relation to the systems. Subsequent projects, however, will be required to go through the appropriate environmental review to evaluate impacts.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?

<u><i>The proposed ordinance amendments relating to density bonuses would allow additional new dwelling units beyond what is currently allowed on a site, so long as the project involves a minimum of five units or more. Individually and cumulatively, the project could result in changes in the patterns, scale, or character of the general area or community. However, the County could typically expect that density bonus projects would be spread throughout the unincorporated area rather than concentrated in one area, and that the relative change in patterns, scale, or character, would be minimal in relation to the County as a whole.</i></u>
_____ |
| 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?
_____ |
| d. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

STANDARD CODE REQUIREMENTS

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

MITIGATION MEASURES / OTHER CONSIDERATIONS

Lot size Project Design Compatible Use

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. Future density bonus projects facilitated by this ordinance will be subject to the appropriate environmental review.

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 checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?
_____ |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 that 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><i>There are sites with soil toxicity problems and known groundwater contamination sources throughout the County. Increased land use density may expose more residents to such sources if a project is located close to these sources.</i></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 emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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><i>There are known "brownfield" sites within the unincorporated area and future housing projects may be built on these sites once site clean-up and the necessary site remediation are completed.</i></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?
_____ |
| 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? _____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

Toxic Clean up Plan

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. Future projects facilitated by the ordinance will be subject to the appropriate environmental review on a project-by-project basis to evaluate site-specific contamination issues, if any.

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 type="checkbox"/> | <input checked="" type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?

<i><u>The density bonus, if granted, may result in additional units exceeding what is permitted under the County's General Plan.</u></i> |
| 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?

<i><u>The density bonus will be allowed under the ordinance, if adopted.</u></i> |
| 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? |
| | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other? _____ |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?
_____ |
| e. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

MITIGATION MEASURES / OTHER CONSIDERATIONS

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments are intended to facilitate housing development consistent with State Density Bonus Law.

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 checked="" type="checkbox"/> | <input 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)?
_____ |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?
_____ |
| 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 type="checkbox"/> | <input checked="" type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?

<u><i>New residential development projects could require new or expanded recreational facilities for future residents, and additional density granted under the ordinance will further increase the demand.</i></u>
_____ |
| 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?
_____ |
| g. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Other factors? _____
_____ |

MITIGATION MEASURES / **OTHER CONSIDERATIONS**

The proposal is to amend the Zoning Ordinance as it relates to the County's Density Bonus regulations. The proposed amendments are intended to facilitate affordable housing development consistent with State Density Bonus Law. The proposed amendments may create the potential demand for additional employment opportunities and recreational facilities, it is not expected that the increase will be significant. Future residential projects will be required to go through the appropriate environmental review to evaluate any impacts to population, housing, employment, and recreational facilities.

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?

_____ |
| 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.

_____ |
| 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?

_____ |

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

DETAILED PROJECT DESCRIPTION

The project **RADV#200500007** consists of the adoption of an Ordinance amending Title 22 of the Los Angeles County Code (the Zoning Ordinance) pertaining to Density Bonuses. The amendments to the Zoning Ordinance are proposed to maintain compliance with recent changes to State Density Bonus Law (Government Code Section 65915). Adoption of the subject Ordinance will replace, delete, and amend sections of the County Code. The Zoning Ordinance amendments are considered to be subject to review under the California Environmental Quality Act (CEQA), and the analysis is contained herein.

It is important to note that, while the proposed Zoning Ordinance amendments themselves will not result in a physical change to the environment, they would in some cases make the permitting process for conforming projects easier by removing or reducing certain regulatory barriers to specific types of housing production. However, in most cases, CEQA review of individual proposals on a project-by-project basis will continue to be necessary.

The County of Los Angeles Department of Regional Planning has drafted proposed changes to the existing Zoning Ordinance that supports the implementation of programs and policies contained in the adopted General Plan Housing Element. The Zoning Ordinance amendments will bring the County's density bonus provisions into conformance with State Law. Adoption of the Zoning Ordinance amendments will change certain development standards and review procedures within the unincorporated areas.

Compilation and Revision of Density Bonus Provisions: Revisions to the Zoning Ordinance are necessary to comply with the recent changes to State Density Bonus Law (Government Code Section 65915). In order to restructure the affordable housing provisions in the Zoning Ordinance for ease of use, the Zoning Ordinance Sections dealing with general regulations and standards for affordable housing density bonuses would be revised and integrated into a new Part 17 of Chapter 22.52. Similarly, the Zoning Ordinance Sections dealing with the permit and review procedures for affordable housing density bonuses would be revised and integrated into a new Part 18 of Chapter 22.56. Obsolete provisions will also be deleted.

Other Ordinance Edits and Updates: Minor edits were completed to provide consistency between Ordinance Sections, to clarify the applicability of certain provisions, and to provide updated references. These edits do not involve a substantive change.

Due to the nature of the project – the adoption of amendments to the existing Zoning Ordinance to provide consistency with the General Plan Housing Element, where the specific sites of future development activities are not yet known - there is a lack of site-specific knowledge with which to conduct a site-specific environmental review. Therefore, this environmental review is conducted at a “plan” level of analysis, rather than the more detailed site-specific level. No actual site-specific development is proposed by the Zoning Ordinance amendments. Therefore, an analysis which includes more detailed, site-specific information about any potential development impacts is not feasible at this time and would occur when the appropriate agency prepares a future environmental document in connection with site-specific project activities, pursuant to CCR §15152 (c).

A more detailed project-level analysis pursuant to the CEQA will continue to be required for any project activity that has the potential to impact the physical environment. CEQA provides numerous exemptions for certain types of development activities which might be allowed by adoption of the Zoning Ordinance amendments, including:

- Section 15279 of CCR provides a statutory exemption for the provision of some agricultural housing (See § 21080.10 of PRC).
- Section 15280 of CCR provides statutory exemptions for some smaller, low-income housing projects (See § 21080.14 of PRC).

Additionally, the following activities are identified as Categorically Exempt from further review under CEQA:

- Section 15332 of CCR (Class 32) provides an exemption for smaller infill residential or mixed-use development projects.

Due to the large number of CEQA exemptions available for affordable housing and the development of smaller housing projects, it is likely that some future development projects, which may be facilitated by adoption of the Zoning Ordinance amendments, could be considered exempt from project-level environmental review under CEQA. It is important to note, however, that use of CEQA exemptions is not authorized in cases where the individual circumstances of a particular development project have the reasonably foreseeable potential for negative environmental impacts (§ 15300.2), and any such future development projects will continue to require project-level environmental review.

According to CEQA requirements, the assessment of potential impacts resulting from a project (in this case, adoption of the proposed Zoning Ordinance amendments) is limited to the difference between the expected situation with the project (adoption of the proposed amendments), and the existing environment (no change to the existing Zoning Ordinance). Consistency between the General Plan and the Zoning Ordinance is required by State Law. Even without the adoption of the proposed amendments, the same unincorporated land area could reasonably be developed with housing consistent with the General Plan (Housing Element). Adoption of the Zoning Ordinance amendments would not allow the development of housing that would not otherwise be allowed under the General Plan and Zoning pursuant to the provisions of State Law. It would, however, likely facilitate the provision of such housing as affordable, therefore increasing the number of affordable units available to County residents. The provision of affordable housing units within unincorporated urban areas results in more affordable housing units made available closer to jobs. This is considered to be a positive environmental impact, reducing driving time, reducing air pollutant emissions, promoting more compact development (reducing the need for greenfield development), among other benefits.

The adoption of the proposed Zoning Ordinance amendments would not, in and of itself, have an impact on the physical environment. It would not authorize the development of specific housing projects; all new projects will continue to be subject to individual project review and analysis as required by CEQA. The project's potential for impacts of any type is limited to the extent to which they would facilitate the development of residential units that would not be developed without the adoption of the amendments.