DRAFT 10/23/07

STAFF USE ONLY

PROJECT NUMBER: ____

CASE: *RADVT200600009*

*** * * * REVISED INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *N/A* Staff Member: Connie Chung

Thomas Guide: *N/A* USGS Quad: *N/A*

Location: *Countywide*

Description of Project: *A proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to modify certain commercial zones to allow vertical mixed use (residential and commercial) developments and joint live and work units that adhere to specified use exceptions, performance standards and development standards through an administrative procedure; create a new Part 18 Mixed Use Developments and Part 19 Joint Live Work Units to add development and performance standards and use exceptions for applicable projects; and restructure various sections of Title 22 for consistency and ease of use (a copy of the detailed project description and draft ordinance is attached). The projects do not apply to Significant Ecological Areas, Environmentally Sensitive Habitat Areas, Very High Fire Hazard Severity Zones, areas with a slope of 25% or greater, or areas not served by public water or sewer systems. In addition, the projects may be subject to additional standards specified in Community Standards District overlays. Projects will comply with Airport Land Use standards.*

Gross Area: *Countywide*

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

Zoning: *Applicable to all commercially zoned areas where multifamily residential uses and mixed uses are currently permitted with a conditional use permit (Zones C-H Commercial Highway, C-1 Restricted Business Zone, C-2 Neighborhood Business, C-3 Unlimited Commercial, C-M Commercial Manufacturing).*

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
- ☒ *Caltrans*

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*
- ☒ *AQMD*
- ☐ _____
- ☐ _____
- ☐ _____

Regional Significance

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

County Reviewing Agencies

- ☐ Subdivision Committee
- ☒ DPW: *Traffic and Lighting, Geotechnical and Materials Engineering, Grading and Drainage, Waterworks and Sewer Maintenance,and Environmental Programs.*
- ☒ Health Services: (*and Environmental Hygiene, section).*
- ☒ *Fire Department*
- ☒ *Sanitation Districts*
- ☒ *Public Library*
- ☒ *Sheriff*
- ☒ *Parks and Recreation*

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IMPACT ANALYSIS MATRIX

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	☒	☐	☐	
	2. Flood	7	☒	☐	☐	
	3. Fire	9	☒	☐	☐	
	4. Noise	10	☒	☐	☐	
RESOURCES	1. Water Quality	11	☒	☐	☐	
	2. Air Quality	13	☒	☐	☐	
	3. Biota	14	☒	☐	☐	
	4. Cultural Resources	16	☒	☐	☐	
	5. Mineral Resources	17	☒	☐	☐	
	6. Agriculture Resources	18	☒	☐	☐	
	7. Visual Qualities	19	☒	☐	☐	
SERVICES	1. Traffic/Access	20	☒	☐	☐	
	2. Sewage Disposal	21	☒	☐	☐	
	3. Education	22	☒	☐	☐	
	4. Fire/Sheriff	23	☒	☐	☐	
	5. Utilities	24	☒	☐	☐	
OTHER	1. General	25	☒	☐	☐	
	2. Environmental Safety	26	☒	☐	☐	
	3. Land Use	28	☒	☐	☐	
	4. Pop./Hous./Emp./Rec.	29	☒	☐	☐	
	Mandatory Findings	30	☒	☐	☐	

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.

1. Development Policy Map Designation: *The ordinance amendments apply Countywide.*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☐ 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.

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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.

10/23/07

Reviewed by: *Connie Chung, AICP, Supervising Regional Planner, Housing Section* Date: *October 23 2007*

R.C. H

Approved by: *Rose Hamilton, AICP, Assist. Administrator, Advance Planning Div.* Date: *October 2007*

☐ 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.	☒	☐	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *All of the unincorporated areas of Los Angeles County lie within a general region of known fault zones and seismic activity (per California Seismic Hazards maps, California Special Study Zones maps, Los Angeles County General Plan Safety Element Plate 1).*
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)? *There are some applicable commercial zones in the unincorporated areas of Los Angeles County that contain landslides and are not suitable for development (per Los Angeles County General Plan Safety Element Plate 5).*
c.	☐	☒	☐	Is the project site located in an area having high slope instability? *The proposed ordinance does not facilitate the development of projects in areas with a slope of 25% or greater.*
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *There are some applicable commercial zones in the unincorporated areas of Los Angeles County 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).*
e.	☐	☐	☒	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The ordinance will facilitate the development of residential uses that may be located in close proximity to significant geo hazards.*
f.	☐	☒	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *The proposed ordinance does not facilitate the development of projects in areas with a slope of 25% or greater.*
g.	☐	☐	☒	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? *There are some unincorporated areas of Los Angeles County that contain expansive soil.*
h.	☐	☐	☐	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

Subsequent development projects facilitated by the ordinance may expose more residents to geotechnical hazards in certain areas. However, these projects would be modestly-scaled and spread throughout applicable commercial zones, and would have a less than significant impact in terms of geotechnical factors.

CONCLUSION

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

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

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site? *Some of the applicable commercial zones are located within major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps).*
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *Some of the applicable commercial zones in the unincorporated areas of Los Angeles County contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6).*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *Some of the applicable commercial zones in the unincorporated areas of Los Angeles County are subject to high mudflow conditions.*
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off?
e.	☐	☒	☐	Would the project substantially alter the existing drainage pattern of the site or area? *The projects permitted through the ordinance would be modestly-scaled and would be spread throughout the unincorporated areas.*
f.	☐	☐	☐	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

Subsequent development projects facilitated by the ordinance may expose more residents to potential flood related hazards in certain areas. However, these areas are typically located in environmentally sensitive areas and areas not served by public water and sewer systems, where projects facilitated by this ordinance are not likely to occur. In addition, the projects would be modestly-scaled and spread throughout applicable commercial zones, and would have a less than significant impact in terms of hydrological factors.

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 proposed ordinance does not facilitate the development of projects in Very High Fire Hazard Severity Zones.*
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 proposed ordinance does not facilitate the development of projects in Very High Fire Hazard Severity Zones. In addition,all projects facilitated by the ordinance are subject to the County's Fire Ordinance access requirements.*
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *The proposed ordinance does not facilitate the development of projects in Very High Fire Hazard Severity Zones.*
d.	☐	☒	☐	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *The proposed ordinance does not facilitate the development of projects in areas not served by public water systems.*
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Some of the applicable commercial zones in the unincorporated areas permit uses that constitute potential dangerous fire hazards, such as restaurants, and are located next to manufacturing zones where potential dangerous fire hazard conditions/uses are permitted.*
f.	☐	☐	☒	Does the proposed use constitute a potentially dangerous fire hazard? *Restaurants are permitted in the applicable commercial zones and could potentially be on the ground floor of a project that is facilitated by this ordinance.*
g.	☐	☐	☐	Other factors?

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

The ordinance amendment does not apply to projects located in Very High Fire Hazard Severity Zones, and no other fire impacts are anticipated as a result of this ordinance. Most potentially dangerous uses are excluded as a by-right use under this ordinance and would be subject to a discretionary procedure and appropriate environmental review.

Although the projects facilitated by the ordinance could potentially include restaurant uses, the projects would be spread throughout the applicable commercial zones and include a number of other commercial uses and would have a less than significant impact on or be impacted by fire hazards.

CONCLUSION

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

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

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located near a high noise source (airports, railroads, freeways, industry)? *It is possible that the residents, employees and visitors of the projects facilitated by this ordinance could be exposed to excessive noise levels if they are located near existing noise sources, such as highways, railroads, raceways, airports, or industrial operations. There are applicable commercial zones located near high noise sources.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *The proposed ordinance is not considered a sensitive use. However, the projects facilitated by this ordinance could include schools in a mixed use development, although it is highly unlikely. In addition, other sensitive uses such as hospitals or senior citizen facilities are uses that are excluded from this ordinance.*
c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project? *The projects facilitated by this ordinance may increase ambient noise levels as a result of residential uses in commercial areas, such as human voices, landscape maintenance equipment, and similar noise generators.*
d.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project? *Construction noise from the development of projects facilitated by this ordinance would cause a temporary increase in ambient noise levels.*
e.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

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

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

There can be incompatible land uses that expose residents to high noise sources. However, County Code requirements include noise-sensitive construction methods and other sound attenuation measures, such as the installation of sound walls to protect residents and surrounding uses from these noise impacts. The projects facilitated by this ordinance are not expected to generate any noise levels that exceed the County Noise Ord.

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?
				There are unincorporated areas that are known to have water quality problems; however, the ordinance does not apply to projects located in areas that are not served by public water and sewer systems, and will not facilitate projects that propose the use of individual water wells.
b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
				The proposed ordinance does not facilitate the development of projects that are located in areas that are not served by public water or sewer systems.
	☐	☐	☐	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?
				The construction of projects facilitated by this 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?
				The post-development activities of the projects facilitated by this 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 projects facilitated by this ordinance does not apply to areas not already served by public water and sewer systems and will overall be modestly scaled and spread throughout the applicable commercial zones.

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

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

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?
				Cumulatively and over time, the proposed ordinance will result in more than 500 dwelling units and 40 gross acres, 650,000 square feet of floor area or 1000 employees. However, the individual projects facilitated by this ordinance are modestly-scaled, with limited density and height standards that are consistent with or more restrictive than the standards in the underlying commercial zone, and will not result in individual projects that exceed the State's criteria for regional significance.
b.	☐	☐	☒	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?
				The proposed ordinance is not a sensitive use. The projects facilitated by this ordinance could potentially include schools on the ground floor of mixed use developments and be located near a freeway or heavy industrial use; however, this is unlikely. Hospitals are excluded from this ordinance and parks do not apply to mixed use developments.
c.	☐	☐	☒	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?
				Cumulatively and over time, the proposed ordinance could result in an increase in local emissions to a significant extent due to the traffic congestion and parking. However, mixed use developments are often cited as strategies for decreasing traffic congestion because it encourages pedestrian-friendly environments.
d.	☐	☐	☒	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?
				Such sources exist throughout the unincorporated areas of Los Angeles County; there are no by-right commercial uses that could create obnoxious odors, dust or hazardous emissions that would be permitted on the ground level of a mixed use development or in the commercial zones. Permitted uses that could potentially create obnoxious odors, dust or hazardous emissions would require a discretionary procedure and their impacts would be evaluated on a case by case basis.
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan?
				The ordinance would not conflict with or obstruct implemetnation of the applicable air quality plan.
f.	☐	☒	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?
				The scale and uses of the projects facilitated by this ordinance would not result in the violation of any air quality standards or contribute to an air quality violation.
g.	☐	☒	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

h. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

It is unlikely that the projects facilitated by this ordinance will have a significant impact on air quality. Mixed use projects can contribute to better air quality by potentially reducing traffic congestion.

CONCLUSION

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

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

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *The proposed ordinance does not apply to projects located within SEA's or ESHA's. The ordinance only applies to areas already served by public water and sewer systems, and would likely encourage projects in infill areas, which do not include sites that are relatively undisturbed and natural.*
b.	☐	☒	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The proposed ordinance does not apply to projects located within Very High Fire Severity Zones or projects located in areas with a slope of 25% or greater.*
c.	☐	☐	☒	Is a major drainage course located on the project site that is depicted on USGS quad sheets by a blue dashed line or that may contain a bed, channel, or bank of any perennial, intermittent or ephemeral river, stream or lake? *There are unincorporated areas that contain major drainage courses in the aforementioned bodies of water.*
d.	☐	☐	☒	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *The projects facilitated by this ordinance may be located in parts of the unincorporated areas of Los Angeles County where riparian or other sensitive habitats are known to exist. However, the proposed ordinance does not apply to sites that are within SEA's and ESHA's. In addition, the projects facilitated by this ordinance will be located in commercially designated areas and will likely occur in infiill areas, which are not likely to contain major riparioan or other sensitive habitats.*
e.	☐	☐	☒	Does the project site contain oak or other unique native trees (specify kinds of trees)? *There are oaks and other unique native trees within the unincorporated areas of Los Angeles County.*
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *There are some unincorporated areas that contain sensitive species.*
g.	☐	☐	☒	Other factors (e.g., wildlife corridor, adjacent open space linkage)? _____ *There are some unincorporated areas contain valuable wildlife corridors.*

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

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

The projects facilitated by this ordinance will not likely be in areas identified by the County for having sensitive biota and natural habitat areas, as they will be in commercially designated areas already served by public water and sewer systems and are most likely to be built in urban areas, where sensitive plant and animals are less likely, if at all, to be impacted.

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 archeaological sensitivity within the unincorporated areas of Los Angeles County.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *There are unincorporated areas that contain rock formations indicating potential paleontological resources.*
c.	☐	☒	☐	Does the project site contain known historic structures or sites? *There are no known sites with historic cultural resources that are designated by the applicable commercial zones. Source: LA County General Plan Cultural and Historical Resources.*
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

Most projects facilitated by this ordinance will occur in the urban areas or commercial corridors of the unincorporated areas and not in areas where archeological and paleontological resources are likely to occur. In the event that archaelogical resources or human remains are discovered during the construction process of any project, construction shall be stopped and protected until an investigation can occur as prescribed by state law.

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 impa

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?
				There are no mineral recovery sites or oil resource zones in unincorporated Los Angeles County that are designated by the applicable commercial zones. Source:LA County General Plan Special Management Areas.
b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?
				There are no mineral recovery sites in unincorporated Los Angeles County that are designated by the applicable commercial zones. Source: LA County General Plan Special Management Areas.
c.	☐	☐	☐	Other factors? _____

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? *There are no Agricultural Opportunity Areas that are designated by the applicable commercial zones. Source: LA County General Plan Special Management Zones.*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The proposed ordinance facilitates the development of projects in existing commercial zones.*
c.	☐	☒	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *The proposed ordinance facilitates the development of projects in existing commercial zones and the intent of the ordinance is to promote infill development.*
d.	☐	☐	☐	Other factors? _____

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

☐ Lot Size ☐ Project Design

CONCLUSION

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

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

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *The projects facilitated by this ordinance are not likely to be located in areas along Mulholland Highway or any other scenic corridor, as they are likely to be located in infill areas, and as scenic corridors and viewsheds are located in areas, such as the National Forest, SEA's and ESHA's, hillside management areas, and Very High Fire Hazard Severity Zones that are excluded from this ordinance's coverage.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *There are no known regional or hiking trails that are within the applicable commercial zones. Source: General Plan Trails Network [National Park Service (2/2007) and Dept. of Parks and Rec.(2006)]*
c.	☐	☐	☒	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *There are undeveloped or undisturbed areas throughout the unincorporated areas of Los Angeles County. However, as the projects facilitated by this ordinance must be located in areas already served by public water and sewer systems, the projects will not likely be located in undeveloped and undisturbed areas.*
d.	☐	☐	☒	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The projects facilitated by the ordinance would generally conform to the underlying standards of the applicable commercial zones. In addition, the ordinance includes new height and density standards for residential uses in commercial zones, which conform to or are more restrictive than permitted standards in the underlying commercial zones.*
e.	☐	☐	☒	Is the project likely to create substantial sun shadow, light or glare problems? *The projects facilitated by this ordinance could potentially result in an increase in the levels of light and glare in the applicable commercial zones. However, the projects are likely to occur in infill areas where increases in light and glare resulting from the new development would be small relative to the existing light and glare, or existing shadows.*
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration): _____

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

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

The projects facilitated by this ordinance will occur in commercially zoned areas and within infill areas where the impact on scenic views and viewsheds will not occur. In addition, the projects facilitated by this ordinance will adhere to or be

more restricted than the conforming standards of the underlying commercial zones, and will therefore not be out of character. In addition, because the mixed use developments require that the ground floor be commercial, the projects facilitated by this ordinance will not be out of character from the surrounding commercial uses. Furthermore, the projects facilitated by this ordinance will most likely occur in infill areas, where the impacts of light, glare and shadows will be less than significant compared to the existing built out area.

CONCLUSION

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

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

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? *Cumulatively and individually, the projects facilitated by this ordinance could contain 25 dwelling units and be located in an area with known congestion problems. There is research that suggests that mixed use projects may exhibit fewer vehicle trips than single-use, free-standing sites, and that travelers' trip-making decisions are influenced by contextual factors, such as density, diversity of uses, etc. Because ITE's rates are predominantly based on "single-use, free-standing sites," the potential exists for multi-use sites to exhibit fewer vehicle trips than would be estimated using the stand-alone rates. For example, a proposed mixed-use development that includes residential, retail, and office uses may, in reality, exhibit significant internal capture and consequently lower external trip generation than would have otherwise been predicted. (Source: Transportation Research Board, "Enhancing Internal Trip Capture Estimation for Mixed-Use Developments." http://www.trb.org/TRBNet/ProjectDisplay.asp?ProjectID=927).*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *Cumulatively and individually, the projects facilitated by this ordinance may contribute to hazardous traffic conditions. However, mixed use development is cited as a land use strategy to reduce traffic congestion in the adopted 2004 LA County Congestion Management Program, and it is highly unlikely that the projects facilitated by this ordinance will contribute to hazardous traffic conditions.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *The project is consistent with the parking ordinance in the Zoning Code, and will require the specified number of parking spaces for each use. No parking reductions are proposed in this ordinance.*
d.	☐	☐	☒	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *Cumulatively and individually, the projects facilitated by this ordinance may contribute to congestion that would result in problems for emergency vehicles or residents/employees in the area. However, mixed use development is cited by the LA County Congestion Management Program as a strategy for reducing traffic congestion, and it is highly unlikely that the projects facilitated by this ordinance will contribute to the aforementioned problems. In addition, the ordinance does not propose parking reductions and will not contribute to a spillover of onstreet parking.*
e.	☐	☒	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *The proposed ordinance is consistent with land use policies identified in the Los Angeles County Congestion Management Program to reduce vehicles miles traveled, and will not exceed thresholds identified in the program.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting

alternative transportation (e.g., bus turnouts, bicycle racks)?
The proposed ordinance is consistent with adopted policies, such as the Los Angeles County Congestion Management Program (2004), to support alternative transportation. As the projects facilitated by this ordinance would be located in commercial corridors and urban areas, where most alternative transportation is accessible, the project would support alternative transportation.

g. ☐ ☐ ☐ Other factors? _____

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

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

The projects facilitated by this ordinance will have a less than significant impact on traffic and access in that they will conform to existing parking requirements for residential and commercial uses, and in general, will be consistent with the County's and the region's land use policies to reduce traffic congestion.

CONCLUSION

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

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

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *The proposed ordinance does not apply to projects located in areas not served by a public sewer system.*
b.	☐	☐	☒	Could the project create capacity problems in the sewer lines serving the project site? *The proposed ordinance could facilitate the development of projects that create capacity problems; however the projects are likely to occur in infill areas. In addition, the projects facilitated by this ordinance would be spread throughout the applicable commercial zones. Furthermore, the modestly-scaled projects facilitated by this ordinance are less intensive than the commercial-only uses permitted by-right in the applicable commercial zones.*
c.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

While this ordinance may create potential increased service system usage, it is not expected that the increase would be significant because the projects facilitated by the ordinance would most likely occur in infill areas and spread throughout the applicable commercial zones. Furthermore, the projects facilitated by this ordinance would be modestly-scaled and less intensive than the by-right commercial uses in the applicable commercial zones.

CONCLUSION

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

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

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project create capacity problems at the district level? *There are known capacity problems within some school districts in the unincorporated areas of Los Angeles County.*
b.	☐	☐	☒	Could the project create capacity problems at individual schools which will serve the project site? *There are known capacity problems within some individual schools in the unincorporated areas of Los Angeles County.*
c.	☐	☐	☒	Could the project create student transportation problems? *The development of projects facilitated by this ordinance could create short-term student transportation problems for school districts in the unincorporated areas of Los Angeles County. However, as an infill land use strategy, mixed use developments are less likely to contribute to the need for additional student transportation.*
d.	☐	☐	☒	Could the project create substantial library impacts due to increased population and demand? *The development of projects facilitated by this ordinance could create library impacts due to increased population and demand.*
e.	☐	☐	☐	Other factors? _____

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

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

While the proposed ordinance 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?
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area?
c.	☐	☐	☐	Other factors?

There are areas in the unincorporated areas of Los Angeles County that receive an undesirable level of Fire/Sheriff services.

The proposed ordinance does not apply to Very High Hazard Severity zones. There may be sites in the applicable commercial zones with special law enforcement problems.

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

☒ Fire Mitigation Fees

While the proposed amendments may create potential increased service system usage, it is not expected that the increase would be significant, and that fire mitigation fees will offset the impacts. In addition, although the Sheriff's Department indicates that there is no established financial mechanism to sufficiently support a desirable level of services in the unincorporated areas of Los Angeles County, mixed use developments and multifamily housing can contribute to Crime Prevention Through Environmental Design (CPTED) principles to put more eyes on the street, which can reduce real and perceived crime.

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 of Los Angeles County known to have an inadequate public water supply to meet domestic needs or to have inadequate groundwater supply; however, the projects facilitated by this ordinance do not apply to areas not served by public water systems.*
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 of Los Angeles County known to have an inadequate water supply and/or water pressure to meet fire fighting needs; however, this ordinance does not apply to projects in areas that are not served by public water systems and in Very High Fire Hazard Severity Zones.*
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; however, as the ordinance will not increase population but fill the shortage for housing, it is unlikey to impact the shortage on 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

While this ordinance may create potential increased service system usage, it is not expected that the increase would be significant because the projects facilitated by the ordinance would most likely occur in infill areas. In addition, the projects would be spread throughout the applicable commercial zones, and introduce uses less intensive uses than planned for by-right commercial uses. Furthermore, the ordinance is not likely to facilitate an overall increase in population.

CONCLUSION

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

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

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?

Mixed use developments are typically designed to promote the efficient use of energy resources by encouraging more pedestrian-friendly environments, multifamily residential developments and the clustering of resources.

b.	☐	☐	☒	Will the project result in a major change in the patterns, scale, or character of the general area or community?

The ordinance will facilitate additional new dwelling units in commercial zones, but most of the standards generally conform to the development standards for the underlying zone. 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 the projects facilitated by this ordinance would be spread throughout the unincorporated areas rather than be 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.

c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land?

The ordinance facilitates the development of projects in applicable existing commercial zones, and will not contribute to a significant reduction in the amount of agricultural land.

d.	☐	☐	☐	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 County could typically expect that the projects facilitated by this ordinance would be spread throughout the unincorporated areas rather than be 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. In addition, mixed use development is a land use strategy that encourages infill development, which leads to the preservation of open space and agricultural land as well as the efficient use of resources.

CONCLUSION

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

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

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
				There are no by-right permitted commercial uses in the applicable zones that entail the handling, storage, production or transportation of hazardous materials. This ordinance does not facilitate the development of projects that include the permitted use or handling of hazardous materials.
b.	☐	☐	☒	Are any pressurized tanks to be used or any hazardous wastes stored on-site?
				There could potentially be hazardous wastes stored on-site.
c.	☐	☐	☒	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
				The ordinance facilitates the development of residential uses in commercial zones. In addition, mixed use developments located in commercial zones are highly unlikely to adversely affect other residential uses, schools or hospitals.
d.	☐	☐	☒	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?
				There are sites with soil toxicity problems and known groundwater contamination sources throughout the unincorporated areas of Los Angeles County.
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
				There are no by-right permitted commercial uses in the applicable zones that entail the handling, storage, production or transportation of hazardous materials. This ordinance does not facilitate the development of projects that include the permitted use or handling of hazardous materials.
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
				There are no by-right permitted commercial uses in the applicable zones that entail the handling, storage, production or transportation of hazardous materials. This ordinance does not facilitate the development of projects that include the permitted use of hazardous materials.
g.	☐	☐	☒	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?
				There are known "brownfield" sites within the unincorporated areas of Los Angeles County. Future projects facilitated by the ordinance may be built on these sites, however once site clean-up and the necessary site remediation are completed.
h.	☐	☐	☒	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
				There are applicable commercial zones that are in proximity to an airport or private airstrip. However, the projects facilitated by this ordinance will be modestly-scaled and spread throughout

the applicable commercial zones. In addition, all projects shall be subject to the Safety and Noise Element of the Los Angeles General Plan and will comply with Airport Land Use standards.

I. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Projects facilitated by this ordinance will be in conformance to any applicable emergency plan and the Safety Element of the Los Angeles County General Plan.

j. ☐ ☐ ☐ Other factors? _____

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

☐ Toxic Clean up Plan

The by-right uses permitted in commercial zones do not include uses that entail the handling of hazardous materials or the release of toxic emissions, and would not be impactful to mixed use developments located on adjacent properties. The ordinance excludes certain by-right uses, such as beauty shops, that would be impactful to residential units above. Permitted and potentially impactful commercial uses are subject to discretionary reviews and the impacts on adjacent mixed use developments would be evaluated at that time.

CONCLUSION

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

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

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *The proposed ordinance is consistent with the Los Angeles County General Plan.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The project is an ordinance, if adopted, will amend the Zoning Code.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☒	☐	SEA Conformance Criteria?
	☐	☐	☐	Other? _____
d.	☐	☒	☐	Would the project physically divide an established community? *The ordinance does not facilitate the development of projects that are of a scale that can physically divide a community. In addition, the primary use of commercial zones are commercial uses , and would therefore not include the presence of an established residential community.*
e.	☐	☐	☐	Other factors? _____

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

The proposed ordinance is intended to facilitate the development of mixed use projects consistent with the General Plan and Housing Element. The ordinance will not trump established overlays and standards, including but not limited to, Community Standards Districts, or waive other required discretionary approvals, as applicable.

CONCLUSION

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

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

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

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Could the project cumulatively exceed official regional or local population projections?
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?
c.	☐	☐	☒	Could the project displace existing housing, especially affordable housing?
d.	☐	☐	☒	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☒	☐	☐	Could the project require new or expanded recreational facilities for future residents?
f.	☐	☐	☒	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

a. *Cumulatively and over time, the project could exceed population projections. However, as Southern California is in the midst of a housing crisis and the demand of housing exceeds the supply, any additional units created will likely address the shortfall of housing unit needs for the growing population, rather than contributing to the population growth.*

b. *The projects facilitated by the ordinance will not be in areas that are not currently served by public water or sewer systems. The projects facilitated by this ordinance will occur in infill areas.*

c. *If the project site includes existing residential uses and is redeveloped into a mixed use development,per this ordinance, it is possible that it could result in the displacement of housing, including affordable housing. However, if an existing affordable housing development is income restricted by a covenant and agreement, which runs with the land, the residential units in the new mixed use development would theoretically continue to be set-aside for the same income level served. However, as commercial uses are the primary uses in the applicable commercial zones, the displacement of housing is unlikely to happen as a result of this ordinance.*

d. *Projects may result in jobs/housing imbalance or increases in VMT's; however, mixed use developments is generally cited as a land use strategy to promote jobs/housing balance and decreasing VMT's.*

e. *Projects facilitated by this ordinance will introduce residential uses in the applicable commercial zones, and will require new or expanded recreational facilities for future residents.*

f. *If a project site includes existing residential uses and is redeveloped as a mixed use development, per this ordinance, it is possible that it could result in the displacement of people. However, as the ordinance modifies commercial zones, the ordinance will increase housing opportunities rather than reduce them.*

g. Other factors? _____

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

The proposed ordinance is intended to facilitate the development of mixed use projects consistent with the General Plan and Housing Element. The ordinance will not supercede established overlays and standards, including but not limited to, Community Standards Districts, or waive other required discretionary approvals, as applicable. While this ordinance will provide more housing and job opportunities, the primary use of the applicable zones will still be commercial.

CONCLUSION

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

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

MANDATORY FINDINGS OF SIGNIFICANCE

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

	Yes	No	Maybe	
a.	☐	☒	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

The ordinance does not apply to SEA's, ESHA's, Very High Fire Hazard Severity Zones, hillside management areas, and areas that are not served by public water and sewer systems--where many sensitive biota tend to reside. In addition, the projects facilitated by the ordinance will likely occur in infill areas. Furthermore, cultural and historical resources identified by the General Plan Historical and Cultural Resources Element are not located in the applicable commercial zones .

b.	☐	☒	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

The projects facilitated by this ordinance will most likely be in urban areas, commercial corridors and infill areas, where even cumulatively, the environmental effects will not be considerable. In addition, the projects facilitated by this ordinance would be modest in scale and intensity relative to the underlying standards and permitted uses in the applicable commercial zones. For example, the projects facilitated by the ordinance would be restricted to a height of 60 ft in zones C-3 and C-M, where you could otherwise do 13 times the buildable area for commercial uses by-right.

c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

The use exceptions, performance standards and development standards in the ordinance are designed to ensure the compatibility between the commercial and residential uses. In addition, the ordinance modifies commercial zones, which do not have by-right uses that are substantially impactful. Those commercial uses that could potentially be located next to a project facilitated by this ordinance are subject to discretionary procedures, and will evaluate those impacts on a case by case basis.

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 T2006-00009** is a proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to modify certain commercial zones to allow vertical mixed use (residential and commercial) developments and joint live and work units that adhere to specified use exceptions, performance standards and development standards through an administrative procedure; create a new Part 18 Mixed Use Developments and Part 19 Joint Live Work Units to add development and performance standards and use exceptions for applicable projects; and restructure various sections of Title 22 for consistency and ease of use.

The adoption of the proposed ordinance will amend, delete, and add sections to the County Code. 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 and Housing Element. Adoption of the Zoning Ordinance amendments will add some development standards and change some review procedures for projects within the unincorporated areas. 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 Title 22 amendments 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 the development of vertical mixed use developments and joint live and work units.

In addition, the proposed ordinance includes standards and exceptions for mixed use developments and joint live work units that conform to or are more restrictive than permitted standards and commercial uses in the underlying commercial zones. Those projects that do not meet the standards will continue to be subject to a discretionary procedure.

<u>Development and performance standards for vertical mixed use developments and joint live and work units</u>:

The Zoning Ordinance sections addressing general regulations and standards for mixed-use projects would be integrated into a new Part 18 (Mixed Use Developments) and a new Part 19 (Joint Live and Work Units) of Chapter 22.52.

<u>Use exceptions:</u>

> The proposed ordinance subjects the following uses for mixed use developments in certain commercial zones to permit: Adult entertainment/businesses; air pollution sampling stations; assaying; athletic fields; auction houses; automobile rental and leasing agencies; automobile sales; automobile sightseeing agencies; automobile supply stores; automotive and other vehicle repair, services, painting, storage, or upholstery, or the repair of engines, including automobiles, boats, motorcycles, trucks, or recreational vehicles; bakery goods distributors; beauty shops; boat and other marine sales; boat rentals; butane and propane service stations; car washes, automatic, coin operated, and hand wash; circus; communications equipment building; correctional institutions; dog kennels; dog training schools; dry cleaning establishments; dry cleaning plants, wholesale; earth stations; electric distribution substations, including microwave facilities; electric transmission substations and generating plants; fraternity and sorority; furniture transfer and storage; gas distribution depots, public utility; gas, industrial, including oxygen, acetylene, argon, carbon dioxide and similar gases in Interstate Commerce Commission approved-type cylinders; gas metering and control stations, public utility; golf course; golf driving ranges; heliport; helistop; hospitals; hotels; ice

sales; juvenile halls; laboratories, research, and testing; landing strips; laundry plants, wholesale; live entertainment; lodge halls; massage parlors; medical marijuana dispensaries; microwave stations; mobilehome parks; mobilehome sales; mobilehomes for use by a caretaker and his immediate family; mortuaries; motels; motion picture studios; motorcycle, motor scooter, and trail bike rentals; motorcycle, motor scooter, and trail bike sales; nightclubs; oil wells; parcel delivery terminals; pet stores; public utility service yards; radio and television broadcasting studios; recording studios; recreational trailer parks; recreational vehicle rentals; recreational vehicle sales; rental services; rifle, pistol, skeet or trap ranges; self-service storage facilities; sewage treatment plants; shooting galleries; storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use; taxidermists; telephone repeater stations; temporary uses; tire retreading or recapping; tool rentals, including roto-tillers, power mowers, sanders and saws, cement mixers, and other equipment; trailer rentals; trailer sales; travel trailer parks; truck rentals; water reservoirs, dams, treatment plants, gaging stations, pumping stations, tanks, wells and any use normal and appurtenant to the storage and distribution of water; welding, machining, or open flame work; youth hostels.

Provided that all development and performance standards for joint live and work units are met, the proposed ordinance permits the following uses for joint live and work units in certain commercial zones: antiques, the restoration of; architecture and building design; art studio, including painting and sculpturing; bookbinding; cartooning and animation; ceramics, the making of; clothing, the design and sewing of; commercial art; costume designing; engraving of metal products; furniture, the crafting and assembly of, including custom upholstering; glass, the hand production of, including glass blowing, glass, crystal, and art novelties, and the assembly of stained art glass; graphic design and display studio; interior decorating; jewelry, the creation of; leatherwork, using previously tanned leather; musical instruments, the creation and assembly of; offices for accountants, attorneys, computer software and multimedia professionals, consultants, insurance, real estate and travel agents, and engineers; ornamental metal, provided that there are no forging works or any process used in bending or shaping; photography studio; picture mounting and framing; pottery, the throwing of; printing and publishing; shoes, footwear, the fabrication of; signs; silk screen processing; textile weaving, hand looms only; toys, the production of; transcription studios; watchmaking; woodcarving; wood products, the crafting of.

In zone C-M, in addition to the uses specified above, the following assembly and manufacture from previously prepared materials, and excluding the use of drop hammers, automatic screw machines, punch presses exceeding five tons capacity and motors exceeding one horse power capacity that are used to operate lathes, drill presses, grinders or metal cutters, are permitted provided that all activities are conducted within an enclosed building: aluminum products; appliance assembly, electrical, electronic and electromechanical; bone products; canvas products; cellophane products; cloth products; cosmetics, excluding soap; equipment assembly, electrical, electronic and electromechanical; felt products; fur products; glass products and stained-glass assembly, provided no individual crucible shall exceed a capacity of 16 square feet; instrument assembly, electrical, electronic and electromechanical, including precision machine shops; jewelry manufacture; leather products, excluding machine belting; metal plating; metals, working and casting of rare, precious or semiprecious metals; optical goods manufacture; paper products; perfume manufacture; plastic products; shell products; stone products; textile products; toiletries, excluding soap; wicker and bamboo products; yarn products, excluding dyeing of yarn.

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.

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 mixed use projects consistent with the General Plan and 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. The vertical mixed use developments and joint live and work units facilitated by this ordinance would promote the jobs-housing balance by putting jobs in proximity to housing. In addition, vertical mixed use developments and joint live and work units combine primarily neighborhood-serving commercial uses with residential uses, which promote more pedestrian-oriented activities and relatively less reliance on automobiles. 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 project is consistent with the General Plan and Housing Element by encouraging mixed use projects in commercially designated areas, and offering the appropriate incentives, such as permit streamlining, to encourage more diversity of housing types and more housing opportunities in the unincorporated areas. In addition, the ordinance encourages a combination of residential and commercial uses that are relatively less intensive than the uses that are already allowed in the applicable commercial zones.

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING
320 W TEMPLE STREET
LOS ANGELES, CALIFORNIA 90012

REVISED NEGATIVE DECLARATION

PROJECT NUMBER: RADV T2006-00007 Mixed Use Ordinance

1. DESCRIPTION: A proposed ordinance amending Title 22 (Planning and Zoning) of the Los Angeles County Code to modify certain commercial zones to allow vertical mixed use (residential and commercial) developments and joint live and work units that adhere to specified use exceptions, performance standards and development standards through an administrative procedure; create a new Part 18 Mixed Use Developments and Part 19 Joint Live Work Units to add development and performance standards and use exceptions for applicable projects; and restructure various sections of Title 22 for consistency and ease of use. The projects do not apply to Significant Ecological Areas, Environmentally Sensitive Habitat Areas, Very High Fire Hazard Severity Zones, areas with a slope of 25% or greater, or areas not served by public water or sewer systems. In addition, the projects may be subject to additional standards specified in Community Standards District overlays. Projects will comply with Airport Land Use standards

2. LOCATION: Countywide.

3. PROPONENT: Initiated by the Los Angeles County Regional Planning Commission.

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

PREPARED BY: Connie Chung, AICP, Supervising Regional Planner
Housing Section

DATE: 10/23/07