REVISED DRAFT June 12, 2008

STAFF USE ONLY

PROJECT NUMBER: RADVT2007-00009

*** * * * 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 (unincorporated)*

Description of Project: *The Housing Element is a legally required Element of the Los Angeles County General Plan. The proposed revision to the Housing Element serves as a policy guide for meeting the existing and future housing needs of all economic segments of the unincorporated areas of Los Angeles County for the period 2008 to 2014. Through an analysis of adopted land use policies, the Housing Element ensures that Los Angeles County properly plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of the existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production. A detailed project description is attached.*

Gross Area: *Countywide*

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

Zoning: *Applicable to all zones that permit or conditionally permit residential uses, and where housing presently exists.*

General Plan: *Countywide*

Community/Area Wide Plan: *Countywide*

REVISED DRAFT June 12, 2008

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*
- ☒ *CHP*

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*
- ☒ *Air Resource Board*

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, Transportation Planning, Environmental Programs, and CEQA review*
- ☒ *Public Health*
- ☒ *Fire Department*
- ☒ *Sanitation Districts*
- ☒ *Public Library*
- ☒ *Sheriff*
- ☒ *Parks and Recreation*

REVISED DRAFT June 12, 2008

IMPACT ANALYSIS MATRIX

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

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 the proposed Housing Element 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: *Anne Russett, Regional Planning Assistant II, Housing Section* Date: *6.12.08*

Approved by: *Connie Chung, AICP, Supervising Regional Planner, Housing Section* Date: *6.12.08*

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? *Some 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). The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone.*
b.	☐	☐	☒	Is the project site located in an area containing a major landslide(s)? *There are some 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). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects in an area containing a major landslide.*
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *There are some unincorporated areas of Los Angeles County that have slopes of 25% or greater where residential development may require site grading designs to stabilize slope conditions. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located in an area having high slope instability.*
d.	☐	☐	☒	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *There are some unincorporated areas of Los Angeles County that have high groundwater levels, and therefore, have the potential for liquefaction. Other areas have the potential for hydrocompaction and subsidence. These areas may not be suitable for development (per Los Angeles County General Plan Safety Element Plates 3 and 4). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects located in these areas.*
e.	☐	☒	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *The proposed Housing Element does not entail the construction of sensitive land uses, such as schools, hospitals, or public assembly sites.*
f.	☐	☐	☒	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
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? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
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

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? *There are major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.*
b.	☐	☐	☒	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone? *There are some unincorporated areas of Los Angeles County that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.*
c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions? *There are some unincorporated areas of Los Angeles County that are subject to high mudflow conditions. However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with County Code requirements for setbacks or other measures to avoid mudflow impacts.*
d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off? *Some portions of unincorporated Los Angeles County are subject to high erosion and debris disposition from run off. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
e.	☐	☐	☒	Would the project substantially alter the existing drainage pattern of the site or area? *There are some areas within unincorporated Los Angeles County where existing drainage patterns may be altered. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County Codes and policies.*
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

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)? *Portions of unincorporated Los Angeles County lie within Very High Fire Hazard Severity Zones; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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? *Portions of unincorporated Los Angeles County are located in high fire hazard areas and are inadequately served. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
c.	☐	☐	☒	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area? *Portions of unincorporated Los Angeles County have more than 75 dwelling units on a single access in a high fire hazard zone; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any project. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
d.	☐	☐	☒	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *Some areas of unincorporated Los Angeles County have inadequate water and pressure to meet fire flow standards; however, the proposed Housing Element does not grant entitlements for any projects in these areas. Projects proposed in these areas are subject to project-level review and must comply with County codes and General Plan policies that ensure adequate water supply and pressure to meet fire flow standards.*
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Some areas of unincorporated Los Angeles County are located in close proximity to potential dangerous fire hazard conditions. The proposed Housing Element includes the identification of sites, which is based on adopted land use policies and estimates the potential capacity for meeting the County's regional housing needs. It is unlikely that these sites will be located near hazardous industrial facilities. Although some existing residences are located in close proximity to potentially hazardous conditions, the General Plan discourages future development in close proximity to these areas. Future projects must comply with County codes and policies that ensure the avoidance or mitigation of potentially dangerous fire hazard conditions, such as setbacks or fire-resistive structural design.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard? *The proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects that would constitute a potentially dangerous fire hazard and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with*

County codes and policies.

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

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)? *The proposed Housing Element includes the identification of sites, which is based on adopted land use policies and estimates the potential capacity for meeting the County's regional housing needs. It is likely that some of these sites will be located near existing noise sources, such as highways, railroads, freeways, and industry; however, future projects on these sites must comply with existing County codes and policies, including the County Noise Ordinance and General Plan goals that encourage compatible land uses adjacent to transportation facilities.*
b.	☐	☐	☒	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity? *There are noise sensitive uses throughout the unincorporated areas of Los Angeles County. However,the proposed revision to the Housing Element does not grant entitlements for the development of sensitive uses and will not result in the direct increase in ambient noise levels affecting sensitive land uses. Future projects will be required to meet current noise standards and comply with the County Noise 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 proposed Housing Element does not grant entitlements for any projects and would not result in the direct increase in ambient noise levels. Furthermore, it does not revise, replace, or attemept to supersede existing standards and procedures to ensure compliance with County codes and policies. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.*
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? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attemept to supersede existing standards and procedures to ensure compliance with County codes and policies. Future projects will be required to meet current noise standards and comply with the County Noise Ordinance.*
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

CONCLUSION

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

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

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site located in an area having known water quality problems and proposing the use of individual water wells? *The vast majority of housing in unincorporated Los Angeles County is located in areas with access to public water utilities, which must comply with State standards. Some areas are impacted by water quality problems and operate on private wells; however, the proposed Housing Element does not grant entitlements for any projects in these areas. Projects proposed in areas with known water quality problems or that propose the use of individual water wells shall comply with County codes and policies, including the County Public Health Department's standards for private wells.*
b.	☐	☐	☒	Will the proposed project require the use of a private sewage disposal system? *The proposed Housing Element does not grant entitlements for any projects. Some future residential development may require private sewage disposal systems, which must comply with the County Health Code and Plumbing Code.*
	☐	☐	☒	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 portions of unincorporated Los Angeles County have septic tank limitations; however, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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 proposed Housing Element does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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 proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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

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)? *The proposed Housing Element analyzes adopted land use policies and serves as a policy guide for meeting existing and future housing needs of the unincorporated areas. Los Angeles County is a nonattainment area; however, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built.*
b.	☐	☒	☐	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *The proposed Housing Element analyzes adopted land use policies and does not entail the construction of schools, hospitals, parks or other sensitive uses.*
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? *The proposed Housing Element analyzes adopted land use policies. It does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development to be built. Future residential projects may increase traffic congestion, require a parking structure, or exceed AQMD thresholds of potential significance. However, the proposed Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
e.	☐	☒	☐	Would the project conflict with or obstruct implementation of the applicable air quality plan? *The proposed Housing Element analyzes adopted land use policies and would not alter or have any other effect on the implementation of applicable air quality plans.*
f.	☐	☐	☒	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Los Angeles County is a nonattainment area and residential development will continue to contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built.*
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)?

Los Angeles County is a nonattainment area; however, the proposed Housing Element does not propose any change to the density of residential land uses permitted by the Land Use Element of the County General Plan and would not directly cause new residential development that are not currently anticipated by adopted air quality management plans and strategies for the Los Angeles region, to be built. Future residential development will occur and contribute to air quality conditions in the region that currently do not fully comply with State and Federal standards. However, the proposed Housing Element does grant entitlements for any projects.

h. ☐ ☐ ☐ Other factors: _____

STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

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

☐ Project Design ☐ Air Quality Report

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? *Some portions of unincorporated Los Angeles County are environmentally sensitive. The proposed Housing Element does not alter or have any other effect on the implementation of applicable natural habitat management plans. The proposed revision analyzes adopted land use policies and will neither result in any change to the density of residential land uses permitted by the Land Use Element of the County General Plan nor cause new residential development to be built. Future residential projects will continue to be required to comply with the SEA Ordinance, habitat management plans, County codes and policies.*
b.	☐	☐	☒	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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 major drainage courses located within the unincorporated areas of Los Angeles County (per USGS maps). However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential development in the vicinity of major drainage courses will continue to be required to comply with County Code requirements and General Plan policies relating to flood hazard avoidance and mitigation.*
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.)? *There are major riparian and sensitive habitat areas in unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future projects must comply with existing County codes and policies.*
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. However, the proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any proejcts and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
f.	☐	☐	☒	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *There are habitats that accommodate sensitive species within the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*

g. ☐ ☐ ☒ Other factors (e.g., wildlife corridor, adjacent open space linkage)?
Some areas of unincorporated Los Angeles County contain valuable wildlife corridors and open space linkages. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.

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

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

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 impac

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, as well as drainage courses, springs, knolls, rock outcroppings, or oak trees within unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The Housing Element does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
b.	☐	☐	☒	Does the project site contain rock formations indicating potential paleontological resources? *There are areas that contain rock formations indicating potential paleontological resources within the unincorporated areas of Los Angeles County. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
c.	☐	☐	☒	Does the project site contain known historic structures or sites? *There are areas that contain known historic structures or sites within the unincorporated areas of Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Also, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any specific developments. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *There are areas within unincorporated Los Angeles County that contain unique paleontological resources or geologic features. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
f.	☐	☐	☐	Other factors? _____

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

☐ Lot Size ☐ Project Design ☐ Phase I Archaeology Report

CONCLUSION

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

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

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? *There are areas within unincorporated Los Angeles County with known mineral resources. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede the protections provided to mineral resources by the California Surface Mining and Reclamation Act, which have been incorporated into the County General Plan.*
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 areas within unincorporated Los Angeles County with known mineral resources. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Nor does it revise, replace, or attempt to supersede the protections provided to mineral resources by the California Surface Mining and Reclamation Act, which have been incorporated into the County General Plan.*
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? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with County codes and General Plan policies for avoiding or mitigating significant impacts to State designated Farmland and the County designated Agricultural Opportunity Areas (AOAs).*
b.	☐	☐	☒	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract? *The proposed Housing Element analyzes adopted land use policies. It does not propose to change existing agricultural zoning or revise, replace, or supersede any Williamson Act contracts.*
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 Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It does not revise, replace, or attempt to supersede standard requirements for future projects to ensure compliance with County codes and General Plan policies regarding the conversion of Farmland to non-agricultural uses.*
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? *Within unincorporated Los Angeles County, portions of Mulholland Highway, Las Virgenes Road, Malibu Canyon Road, and Angeles Crest Highway are adopted Scenic Highways. No direct impact to views from scenic highways or corridors would result from the proposed Housing Element. It will not cause these scenic resources to be re-reclassified. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *Regional riding or hiking trails are located within portions of unincorporated Los Angeles County. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.*
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, some of which include unique aesthetic features. No direct impacts to these features would result from the proposed Housing Element. Future residential projects would continue to be required to mitigate visual impacts through the implementation of existing codes and General Plan policies.*
d.	☐	☒	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas of Los Angeles County.*
e.	☐	☒	☐	Is the project likely to create substantial sun shadow, light or glare problems? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing height, bulk, or other development standards within the unincorporated areas of Los Angeles County. Therefore, it would not cause sun shadow, light, or glare problems.*
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration): _____

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

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

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 impac

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)? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units and associated traffic would result from projects developed in compliance with the land uses permitted by the County General Plan. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*
b.	☐	☒	☐	Will the project result in any hazardous traffic conditions? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units would result from projects developed in compliance with the land uses permitted by the County General Plan. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The construction of new dwelling units would result from projects developed in compliance with the land uses permitted by the County General Plan and parking standards outlined in the Los Angeles County zoning code. Future residential projects would continue to be subject to existing code and General Plan policies, which require compliance with all applicable County requirements.*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for maintaining adequate emergency vehicle and resident/employee access.*
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 Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter any existing standards or requirements for implementing CMP measures for new development meeting these thresholds for analysis.*
f.	☐	☒	☐	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not alter existing standards and procedures to ensure compliance with County codes and policies.*
g.	☐	☒	☐	Other factors? _____

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

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

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 Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter existing standards and procedures to ensure adequate sewage treatment capacity is available to serve proposed residential development.*
b.	☐	☒	☐	Could the project create capacity problems in the sewer lines serving the project site? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not alter existing standards and procedures to ensure adequate sewer line capacity is available to serve proposed residential development.*
c.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

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

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. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in students within these districts.*
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. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in students at these schools.*
c.	☐	☒	☐	Could the project create student transportation problems? *The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in student transportation problems.*
d.	☐	☒	☐	Could the project create substantial library impacts due to increased population and demand? *The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not impact libraries due to a population increase.*
e.	☐	☐	☐	Other factors? _____

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

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

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? *The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for fire or sheriff services.*
b.	☐	☒	☐	Are there any special fire or law enforcement problems associated with the project or the general area? *The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for sheriff services.*
c.	☐	☐	☐	Other factors? _____

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

☒ Fire Mitigation Fees

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. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not impact domestic water supply from public or groundwater sources .*
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. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not directly or indirectly impact water supply or pressure needed for fire fighting purposes.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *The proposed revision of the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not create increased demand for public utility services.*
d.	☐	☒	☐	Are there any other known service problem areas (e.g., solid waste)? *There is an overall shortage in the County's landfill facilities. The proposed revision to the Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for solid waste disposal capacity at County landfills.*
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)? *The proposed revision to the Housing Element analyses adopted land use policy and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause an increase in demand for new or physically altered governmental facilities.*
f.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

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

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

☐ Lot Size ☐ Project Design

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? *The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in additional inefficient use of energy resources. Furthermore, the proposed Housing Element analyzes opportunities for energy conservation in residential development, transit-oriented development, and infill development.*
b.	☐	☒	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community? *The proposed revision to the Housing Element will neither change residential land use designations of the Land Use Element of the County General Plan nor development standards outlined in the zoning code. Therefore, it would not cause a change in the patterns, scale, or character of the general area or community.*
c.	☐	☒	☐	Will the project result in a significant reduction in the amount of agricultural land? *The proposed Housing Element analyzes adopted land use policies. It will neither change land use designations of the Land Use Element of the County General Plan nor General Plan policies related to agricultural protection. Therefore, it would not cause a 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

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? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects, and therefore, does not propose any activities associated with hazardous materials.*
b.	☐	☒	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose any activities associated with the increased use of hazardous materials.*
c.	☐	☐	☒	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose locating any residential units, schools, or hospitals within 500 feet of potentially hazardous materials.*
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. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future residential projects would continue to be subject to applicable County requirements for determining potential residual soil toxicity or groundwater contamination, which could impact planned residential development. Mitigation measures would be imposed, where necessary.*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not propose any activities associated with hazardous materials or modification of regulations regarding hazardous material storage.*
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects, and therefore, does not propose any activities associated with 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, and future residential development may be built on these sites once site clean-up and the necessary site remediation are completed. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any specific development. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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? *Some portions of unincorporated Los Angeles County are identified as airport land use influence*

areas. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects located within two miles of a public or public use airport, or within the vicinity of a private airstrip. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not create safety hazards associated with airport operations.

l. ☐ ☒ ☐ Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not directly or indirectly cause impacts to an adopted emergency response plan or emergency evacuation plan.

j. ☐ ☐ ☐ Other factors? _____

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

☐ Toxic Clean up Plan

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 Housing Element Update analyzes adopted land use policies and does not grant entitlements for any projects. As a part of the County General Plan, the Housing Element complies with the adopted General Plan and will not change residential land use designations outlined in the Land Use Element.*
b.	☐	☒	☐	Can the project be found to be inconsistent with the zoning designation of the subject property? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change zoning designations of any property.*
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 proposed revision to the Housing Element analyzes adopted land use policies and does not include the approval of any development project.*
e.	☐	☐	☐	Other factors? _____

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

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? *The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause a change in regional or local population projections.*
b.	☐	☒	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause substantial growth in an area.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element includes the identification of underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services, in order to estimate the potential capacity of the County to meet its share of the regional housing need. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, State and Federal rules and regulations would apply, including but not limited to the Mello Act, California Redevelopment Law, the California Mobilehome Relocation Act and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements.*
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not affect job/housing balance or create a substantial increase in VMT.*
e.	☐	☒	☐	Could the project require new or expanded recreational facilities for future residents? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not cause a need for expanded recreational facilities. Future residential projects would continue to be required to mitigate impacts on recreational facilities through the implementation of existing codes and General Plan policies, including but not limited to the Quimby fees program.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? *The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element includes the identification of underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services, in order to estimate the potential capacity of the County to meet its share of the regional housing need. Should future projects redevelop and displace existing housing, especially affordable housing, temporary or permanent displacement may occur. However, in certain cases, State and Federal rules and regulations would apply, including but not limited to the Mello Act, California Redevelopment Law, the California Mobilehome Relocation Act and the Federal Uniform Relocation Act. In addition, affordable housing subsidized by certain funding sources are subject to relocation and displacement requirements.*

g. ☐ ☐ ☐ Other factors? _____

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

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 proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with County codes and policies.*
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 proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in a change in potential cumulative impacts in comparison to the impact of not revising the Housing Element.*
c.	☐	☒	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly? *The proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. It will not change residential land use designations of the Land Use Element of the County General Plan and, therefore, would not result in a change in potential adverse effects on human beings in comparison to the impact of not revising the Housing Element.*

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 impa

DETAILED PROJECT DESCRIPTION
PROJECT NO. RADVT2007-00009

The proposed Housing Element is a component of the Los Angeles County General Plan. The California Planning and Zoning Law (Government Code Section 65000 et seq.) requires each local jurisdiction to adopt a General Plan, which must include a Housing Element. Local jurisdictions located within the region covered by the Southern California Association of Governments (SCAG), including the County of Los Angeles, are required to prepare and submit their adopted Housing Elements to the State Department of Housing and Community Development by July 1, 2008.

The Housing Element addresses the housing needs of residents of all income levels and evaluates the availability of a diversity of housing types, including for those with special housing needs. It identifies and analyzes existing and projected housing conditions and provides a statement of goals, policies, quantifiable objectives, financial resources, and programs for the preservation, improvement, and development of housing. The assessment of housing needs includes: (1) an analysis of population and employment trends and the projected housing needs for all income levels, based on SCAG's allocation of the unincorporated County's fair share of the region's housing need; (2) household characteristics, including the level of housing cost compared to the ability to pay; (3) housing characteristics, including overcrowding and housing stock conditions; and (4) special housing needs, such as those of the elderly, persons with disabilities, large households, farmworkers, single parent households, and persons in need of emergency shelter.

The proposed Housing Element also includes the identification of vacant and underutilized sites, based on existing and adopted land use policies and the availability of public facilities and services. The purpose of the inventory of sites is to estimate the potential capacity for meeting the County's regional housing needs. In terms of housing constraints, the Housing Element analyzes governmental constraints to the development of housing, including land use controls, building codes, site improvement costs, and fees and other exactions required for development. It also analyzes nongovernmental constraints on the development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. An analysis of opportunities for energy conservation with respect to residential development is also included. Lastly, the Housing Element includes an inventory of existing assisted housing developments that are eligible to change from low-income housing during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or the expiration of restrictions on use.

The following Housing Element goals and associated policies are intended to further the objectives of the Housing Element:

Housing Availability

Goal 1: ***A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly persons with special needs, including but not limited to low income households, seniors, persons with disabilities, single-parent households, the homeless and at-risk homeless, and farmworkers.***

Policy 1.1: *Make available through land use planning and zoning an adequate inventory of vacant and underutilized sites to accommodate the County's RHNA.*

Policy 1.2: *Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of affordable housing and housing for persons with special needs.*

Policy 1.3: *Coordinate with the private sector in the development of affordable and special needs housing for both rental and homeownership. Where appropriate, promote such development through incentives.*

Policy 1.4: *Assist private nonprofit housing developers in identifying and consolidating suitable sites for developing housing for low income households and other special needs groups.*

Policy 1.5: *Advocate legislation and funding for programs that expand affordable housing opportunities and support legislative changes to State housing programs to ensure that the criteria for the distribution of funds to local governments are based, in part, on the housing needs as reflected in the RHNA.*

Goal 2: ***Sustainable communities with access to employment opportunities, community facilities and services, and other amenities.***

Policy 2.1: *Support the development of affordable housing near employment opportunities and/or within a reasonable distance of public transportation.*

Policy 2.2: *Encourage mixed use developments along major commercial and transportation corridors.*

Housing Affordability

Goal 3: ***A housing supply that ranges broadly in housing costs to enable all households, regardless of income, to secure adequate housing.***

Policy 3.1: *Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.*

Policy 3.2: *Incorporate advances in energy-saving technologies into housing design, construction, operation, and maintenance.*

Goal 4: ***A housing delivery system that provides assistance to low- and moderate-income households and those with special needs.***

Policy 4.1: *Provide financial assistance and supportive services to assist low- and moderate-income households and those with special needs to attain and maintain affordable and adequate housing.*

Neighborhood and Housing Preservation

Goal 5: ***Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts in maintaining, reinvesting in, and upgrading the existing housing supply.***

Policy 5.1: *Support neighborhood preservation programs, such as graffiti abatement, abandoned or inoperative automobile removal, tree planting, and trash and debris removal.*

Policy 5.2: *Maintain adequate neighborhood infrastructure, sound community facilities, and services as a means of sustaining the overall livability of neighborhoods.*

Policy 5.3: *Enforce health, safety, building, and zoning laws directed at property maintenance as an ongoing function of the County government.*

Goal 6: ***An adequate supply of housing preserved and maintained in sound condition, located within safe and decent neighborhoods.***

Policy 6.1: *Invest public and private resources in the maintenance and rehabilitation of existing housing to prevent or reverse neighborhood deterioration.*

Policy 6.2: *Allocate Federal and State resources toward the preservation of residential units, particularly those that are affordable to extremely low-, very low-, and lower-income households.*

Policy 6.3: *Inspect multi-family rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis by appropriate County agencies to ensure that landlords are maintaining properties, and not allowing them to fall into disrepair.*

Policy 6.4: *Maintain and improve community facilities, public housing services, and infrastructure, where necessary, to enhance the vitality of older, low income neighborhoods.*

Goal 7: ***An affordable housing stock that is maintained for its long-term availability to low and moderate income households and those with special needs.***

Policy 7.1: *Conserve existing affordable housing stock that is at risk of converting to market-rate housing.*

Policy 7.2: *Preserve and, where feasible, provide additional affordable housing opportunities within the Coastal Zone.*

Equal Housing Opportunity

Goal 8: ***Accessibility to adequate housing for all persons without discrimination in accordance with Federal and State fair housing laws.***

Policy 8.1: *Support the distribution of affordable housing, shelters, and transitional housing in geographically diverse locations throughout the unincorporated areas, where appropriate support services and facilities are available in close proximity.*

Policy 8.2: *Enforce laws against illegal acts of housing discrimination. These include housing discrimination based on race, color, ancestry, national origin, sex, religion, sexual orientation, marital status, familial status, age, disability, source of income, or any arbitrary reason excluding persons from housing choice.*

Policy 8.3: *Promote equal opportunity in housing and community development programs Countywide.*

Policy 8.4: *Encourage housing design to accommodate the special needs of seniors, large families, single-parent households, and low income households. Designs may include units with three, four, or five bedrooms; shared facilities; on-site child care facilities; or on-site job training facilities.*

Implementation and Monitoring

Goal 9: ***Planning for and monitoring the long-term affordability of sound, quality housing.***

Policy 9.1: *Ensure collaboration among various County departments in the delivery of housing and related services.*

Policy 9.2: *Enforce and enhance the housing monitoring system to ensure compliance with funding program regulations and compliance with local, State, and Federal laws.*

Regulatory Setting

Los Angeles County demonstrates its ability to meet its fair share of the regional housing need, based on existing land development, resource protection, and public safety ordinances, policies, and procedures. These include the County General Plan and the following documents, which are cited in the Initial Study:

Los Angeles County Code

- *Zoning Ordinance (Title 22)*
- *Building Code (Title 26)*

- *Plumbing Code (Title 26)*
- *Floodway Ordinance*
- *Water Ordinance (Title 20, Division 1)*
- *Sanitary Sewers and Industrial Waste Ordinance (Title 20, Division 2)*
- *Fire Code (Title 32)*
- *Fire Regulation No. 8*
- *Fuel Modification/Landscape Plan*
- *Noise Ordinance (Title 12, Chapters 12.08 and 12.12)*
- *Health and Safety Code (Title 11)*
- *Health Code (Title 11, Division 1)*

June 12, 2008

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

NEGATIVE DECLARATION

PROJECT NUMBER: RADVT2007-00009 Housing Element Update

1. DESCRIPTION: A proposed Fourth Revision of the County Housing Element, which is a legally required Element of the Los Angeles County General Plan. The current revision covers the period 2008 to 2014, and serves as a guide for meeting the current and future housing needs of the unincorporated areas of Los Angeles County. The Housing Element contains estimates of the existing and projected future housing supply; and identifies appropriate actions to be taken to encourage the private sector to help meet existing and future housing needs, as well as to ensure that governmental policies do not serve as constraints to housing production.

2. LOCATION: Countywide (unincorporated areas)

3. PROPONENT: As mandated by the State Housing Element Law (Sections 65580-65589.8 of the Government Code).

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: 06/12/08