

**Environmental Checklist Form (Initial Study)**  
County of Los Angeles, Department of Regional Planning



**Project title:** Los Angeles County Housing Element 2014 – 2021  
**Project No.** R2012-02607  
**Permit No.** RADVT201200011  
**Environmental Assessment No.** RENV201200284

**Lead agency name and address:** Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

**Contact Person and phone number:** Troy Evangelho, (213) 974-6417

**Project sponsor's name and address:** Department of Regional Planning, 320 West Temple Street, Los Angeles, CA 90012

**Project location:** Countywide (Unincorporated)  
**APN:** N/A **USGS Quad:** N/A

**Gross Acreage:** Countywide

**General plan designation:** Countywide

**Community/Area wide Plan designation:** Countywide

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

**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 for all economic segments of the unincorporated areas of Los Angeles County for the period 2014 through 2021. Through an analysis of adopted land use policies, the Housing Element ensures that the County of Los Angeles plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production. A detailed project description is attached.

**Surrounding land uses and setting:** Countywide

**Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):**

<i>Public Agency</i>	<i>Approval Required</i>
<u>N/A</u>	<u>N/A</u>

**Major projects in the area:**

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>N/A</u>	<u>N/A</u>

**Reviewing Agencies:** [See CEQA Appendix B to help determine which agencies should review your project]

*Responsible Agencies*

- None
- Regional Water Quality Control Board:
  - Los Angeles Region
  - Lahontan Region
- Coastal Commission
- Army Corps of Engineers
- Caltrans
- CHP

*Special Reviewing Agencies*

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- SCAG
- State of California, Housing and Community Development Department
- State of California, Office of Planning and Research
- AQMD
- Air Resources Board

*Regional Significance*

- None
- SCAG Criteria
- Air Quality
- Water Resources
- Santa Monica Mtns. Area
- Metro
- Caltrans

*Trustee Agencies*

- None
- State Dept. of Fish and Game
- State Dept. of Parks and Recreation
- State Lands Commission
- University of California (Natural Land and Water Reserves System)

*County Reviewing Agencies*

- DPW:
  - Land Development Division (Grading & Drainage)
  - Traffic and Lighting Division
  - Environmental Programs Division
  - Waterworks Division
  - Sewer Maintenance Division
- Fire Department
  - Planning Division
  - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
- Public Library

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project.

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Aesthetics           | <input type="checkbox"/> Greenhouse Gas Emissions    | <input type="checkbox"/> Population/Housing                 |
| <input type="checkbox"/> Agriculture/Forest   | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Air Quality          | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning           | <input type="checkbox"/> Transportation/Traffic             |
| <input type="checkbox"/> Cultural Resources   | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities/Services                 |
| <input type="checkbox"/> Energy               | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology/Soils        |  |   |

DETERMINATION: (To be completed by the Lead Department.)

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by)

Date

9/3/13

Signature (Approved by)

Date

9/3/13

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.
- 8) Climate Change Impacts: When determining whether a project's impacts are significant, the analysis should consider, when relevant, the effects of future climate change on : 1) worsening hazardous conditions that pose risks to the project's inhabitants and structures (e.g., floods and wildfires), and 2) worsening the project's impacts on the environment (e.g., impacts on special status species and public health).

**1. AESTHETICS**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be visible from or obstruct views from a regional riding or hiking trail?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a, c) Within the unincorporated areas of 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 reclassified. Future residential projects would continue to be required to mitigate visual impacts through the implementation of the County Code and General Plan policies.

b) Regional riding or hiking trails are located within portions of the unincorporated areas. 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 the County Code and General Plan policies.

d) There are undeveloped or undisturbed areas throughout the unincorporated areas, 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 the County Code and General Plan policies. 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.

e) 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. Therefore, it would not cause sun shadow, light, or glare problems.

## 2. AGRICULTURE / FOREST

*In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.*

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<b>Would the project:</b>				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, with a designated Agricultural Resource Area, or with a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### EVALUATION OF ENVIRONMENTAL IMPACTS:

a) 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 the County Code and General Plan policies for avoiding or mitigating significant impacts to state designated Farmland and the County designated Agricultural Opportunity Areas (AOAs).

b) 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) Part 6, Section 22.40.240 of Title 22 discusses the Watershed Zone, which was established to provide for conservation of water and other natural resources within a watershed area and to protect areas subject to fire, flood, erosion or similar hazards. Premises in Zone W may be used for any use owned and maintained by the Forest Service of the United States Department of Agriculture, and any authorized leased use designated to be part of the Forest Service overall recreational plan of development, including logging. Before the establishment of such use, a copy of a valid letter designating the same to be part of the Forest Service overall recreational plan signed by the Forest Supervisor shall be filed with the director. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. The proposed Housing Element does not revise, replace, or attempt to supersede standard requirements for Zone W.

d) Proposed development that is located in the National Forest boundary could have an impact and will need a National Forest Service consultation. Developments in forest areas could impact Fire and Resource Assessment Programs. However, 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 the County Code and General Plan policies regarding loss of forest land.

e) 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 the County Code and General Plan policies regarding the conversion of Farmland to non-agricultural uses.

**3. AIR QUALITY**

*Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.*

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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. 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 General Plan and does not result directly in new residential development. 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 the County Code and General Plan policies.

b) 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 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.

c) 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 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 not grant entitlements for any projects.

d) The proposed Housing Element analyzes adopted land use policies and does not entail the construction of schools, hospitals, parks or other sensitive uses, or place them near major sources of air pollution.

Where and how land is developed can impact air quality, as well as the impact of air quality on public health. People who live near major sources of air pollution are at a greater health risk. CARB advises distancing requirements for sources of air pollution, including freeways, distribution centers, ports, rail yards, refineries, chrome platers, dry cleaners that use perchloroethylene, and gasoline dispensing facilities. Studies indicate that residing near sources of traffic pollution is associated with adverse health effects, such as the exacerbation of asthma, onset of childhood asthma, non-asthma respiratory symptoms, impaired lung function, reduced lung development during childhood, and cardiovascular morbidity and mortality. These associations are diminished with distance from the pollution source. Given the association between traffic pollution and health, the Los Angeles County Department of Public Health currently recommends that freeways, in particular, be sited at least 500 feet from residences. Also, the Community Development Commission requires a minimum 500 foot distance from freeways as part of its funding requirements for new affordable housing development and affordable housing rehabilitation. This issue may be addressed in a number of alternative approaches including the application of design or other appropriate mitigation measures when siting residences near freeways. Program 9: Air Quality and Housing encourages the ongoing coordination of agencies to address this issue, and considers the effectiveness of approaches, such as mitigation and design, and other alternatives to policies to prohibit or not fund housing within 500 feet of a freeway.

e) Such sources exist throughout the unincorporated 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 the County Code and General Plan policies.

**4. BIOLOGICAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFG or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.56, Part 16), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, § 22.56.215), and Sensitive Environmental Resource Areas (SERAs) (L.A. County Code, Title 22, Ch. 22.44, Part 6)?

g) Conflict with the provisions of an adopted state, regional, or local habitat conservation plan?

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) There are habitats that accommodate sensitive species within the unincorporated areas. 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 the County Code and General Plan policies.

b) There are major riparian and sensitive habitat areas in the unincorporated areas. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Future projects must comply with the County Code and General Plan policies.

c) There are protected wetland areas within Los Angeles County. However the proposed Housing Element will have no effect on these areas. The proposed Housing Element analyzes existing land use and does not provide entitlements for any development. Furthermore, the proposed Housing Element does not affect any wetland protection regulations.

d) Some areas of the unincorporated areas 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 the County Code and General Plan policies.

e) There are oaks and other unique native trees within the unincorporated areas. However, the proposed Housing Element analyzes adopted land use policies. It does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

f) Some portions of the unincorporated areas 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 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, and other County Code requirements and General Plan policies.

g) There are a variety of state, regional, and local conservation plans within Los Angeles County. The proposed Housing Element does not alter, conflict with, or have any other effect on the implementation these conservation plans. The proposed Housing Element analyzes current residential land development regulations and does not provide entitlements for any development.

**5. CULTURAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

- a) 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 the County Code and General Plan policies.
- b) There are areas that contain known archaeological resources, as well as drainage courses, springs, knolls, rock outcroppings, or oak trees within the unincorporated areas. 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 the County Code and General Plan policies.
- c) There are areas within the unincorporated areas that contain unique paleontological resources or geologic features. There are areas that contain rock formations indicating potential paleontological resources within the unincorporated areas. 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 the County Code and General Plan policies.
- d) Human remains may be found in either formal or informal cemeteries as well as Native American burial sites. Any proposed project located on a formal cemetery will require extensive permitting and would likely require reburial of the remains located therein. 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 the County Code and General Plan policies.

**6. ENERGY**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Conflict with Los Angeles County Green Building Ordinance (L.A. County Code Title 22, Ch. 22.52, Part 20 and Title 21, § 21.24.440) or Drought Tolerant Landscaping Ordinance (L.A. County Code, Title 21, § 21.24.430 and Title 22, Ch. 22.52, Part 21)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see <u>Appendix F</u> of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) The Los Angeles County Green Building Ordinance Section 22.52.2100 states that the purpose of the County's Green-Building Program, which was adopted in 2008, is to establish green building development standards for new projects with the intent of conserving water, energy, and other natural resources as well as diverting waste from landfills, minimizing impacts to existing infrastructure, and promoting a healthier environment. 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 the County Code and General Plan policies.

b) The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the General Plan and, therefore, would not result in additional inefficient use of energy resources. Furthermore, the proposed Housing Element references programs and strategies for energy conservation in residential development.

## 7. GEOLOGY AND SOILS

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Natural Resources Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## EVALUATION OF ENVIRONMENTAL IMPACTS:

- a, i, ii, iii) Some of the unincorporated 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.
- a, iv) There are some unincorporated areas that are prone to 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.
- b) There are some unincorporated areas where development may cause substantial erosion or loss of topsoil. However, the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any development projects. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- c) There are some unincorporated areas 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. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- d) The proposed Housing Element does not provide entitlements for any development. It does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Therefore, the proposed Housing Element will not create impacts related to development in areas with expansive soils.
- e) There are some unincorporated areas that contain soils that are incapable of adequately supporting the use of onsite wastewater treatment systems, where sewers are not available for the disposal of wastewater. However, the proposed Housing Element does not provide entitlements for any development. Furthermore, it does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.
- f) 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 the County Code and General Plan policies. Therefore, the proposed Housing Element will not create impacts related to development or revise any hillside management regulations.

**8. GREENHOUSE GAS EMISSIONS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) Residential development in the County will contribute to GHG emissions; however the proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for projects. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. Furthermore, the proposed Housing Element analyzes opportunities for energy conservation in residential development, transit-oriented development, and infill development, and other strategies that can result in GHG emission reductions.

**9. HAZARDS AND HAZARDOUS MATERIALS**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:				
i) within a Very High Fire Hazard Severity Zones (Zone 4)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) within a high fire hazard area with inadequate access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) within an area with inadequate water and pressure to meet fire flow standards?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) within proximity to land uses that have the potential for dangerous fire hazard? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Does the proposed use constitute a potentially dangerous fire hazard?             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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) 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.

c) 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 near sensitive uses.

d) There are known brownfield sites within the unincorporated areas, 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 the County Code and General Plan policies.

e, f) Some portions of the unincorporated areas are identified as Airport 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 General Plan, and therefore would not create safety hazards associated with airport operations.

g) 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 General Plan and, therefore, would not directly or indirectly cause impacts to an adopted emergency response plan or emergency evacuation plan.

h i) Portions of the unincorporated areas 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 the County Code and General Plan policies.

h ii) Portions of the unincorporated areas are located in high fire hazard areas and have inadequate access. 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 the County Code and General Plan policies.

Therefore the Housing Element will have no effect on access to areas within high fire hazard areas.

h iii) Some areas of the unincorporated areas have inadequate water and pressure to meet fire flow standards. 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 the County Code and General Plan policies that ensure adequate water supply and pressure to meet fire flow standards.

h iv) Some areas of the unincorporated areas are located in close proximity to potential dangerous fire hazard conditions. Future projects must comply with the County Code and General Plan policies that ensure the avoidance or mitigation of potentially dangerous fire hazard conditions, such as setbacks or fire-resistive structural design. 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 the County Code and General Plan policies.

i) 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 the County Code and General Plan policies.

**10. HYDROLOGY AND WATER QUALITY**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Use onsite wastewater treatment systems in areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)?

- j) Otherwise substantially degrade water quality?
- k) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?
- l) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?
- m) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- n) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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 General Plan and, therefore, would not violate any water quality standards or waste discharge requirements.

b) There are unincorporated areas are 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 General Plan and, therefore, would not impact domestic water supply from public or groundwater sources.

c,d) Some portions of the unincorporated areas are subject to high erosion and debris disposition from runoff. Also there are some areas within the unincorporated areas 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 the County Code and General Plan policies. Therefore the proposed Housing Element will have no effect on soil erosion, runoff, or flooding.

e) 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 Code and General Plan policies. Therefore, the proposed Housing Element will not create or contribute runoff water or exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff.

f) Construction and developments throughout the unincorporated areas may create impacts related to

NPDES runoff permits, however 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 the County Code and General Plan policies. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects.

g) The proposed Housing Element analyzes adopted land use policies does not grant entitlements for any projects and does not revise, replace, or attempt to supersede existing standards and procedures to ensure compliance with the County Code and policies. Therefore the Housing Element will not conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84 and Title 22, Ch. 22.52).

h) 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 the County Code and General Plan policies relating to flood hazard avoidance and mitigation.

i) Some portions of the unincorporated areas have septic tank limitations for areas with geologic features such as high groundwater or close proximity to surface water. 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 the County Code and General Plan policies.

j) Preserving water quality is an important environmental consideration for Los Angeles County. The proposed Housing Element will have no impact on water quality since it does not provide development entitlements or revise, conflict, or alter existing County development policies.

k,l) There are some unincorporated areas that contain a floodway, floodplain, or designated flood hazard zone (per Los Angeles County General Plan Safety Element Plate 6). However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with the County Code for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.

m) There are some unincorporated areas where development may occur next to a levee or dam. However, the proposed Housing Element does not grant entitlements for any projects. Future residential projects in these areas will require compliance with the County Code for setbacks or other measures to avoid flood hazard impacts, as well as General Plan policies that discourage development in flood prone areas.

n) There are some unincorporated areas that are subject to seiches, tsunami, or 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 the County Code for setbacks or other measures to avoid impacts.

**11. LAND USE AND PLANNING**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be inconsistent with the County zoning ordinance as applicable to the subject property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) To physically divide an established community, a project must have sufficient bulk and impenetrability to result in an actual barrier to circulation. Examples of these types of projects include vacating existing roads, trails, or footpaths, constructing new freeways and rail lines, as well as constructing new flood control channels. The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. Therefore the proposed Housing Element will not physically divide an established community.

b) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects. As a part of the General Plan, the Housing Element complies with the adopted General Plan and will not change, revise, conflict, or alter existing County development policies.

c) The proposed Housing Element analyzes adopted zoning ordinance and other land use policies and does not grant entitlements for any projects. It will not change zoning designations of any property, and is therefore consistent with the zoning ordinance.

d) Some portions of the unincorporated areas are environmentally sensitive. The proposed Housing Element does not alter or have any other effect on the implementation of applicable natural habitat and hillside 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 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, Hillside Management criteria and other provisions of the County Code and General Plan policies.

**12. MINERAL RESOURCES**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a, b) There are areas within the unincorporated areas with known mineral resources. These areas may or may not be identified in local planning documents. 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 General Plan. Therefore the proposed Housing Element will have no impact on mineral resources and mineral resource recovery sites.

**13. NOISE**

Would the project result in:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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 the County Code and General Plan policies. Therefore, it will not expose persons to noise levels in excess of standards established in the General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies.

b) Projects, including those causing excessive ground-borne vibration or ground-borne noise levels, will be required to meet current noise standards and comply with the County Noise Ordinance. 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 the County Code and General Plan policies.

c, d) Projects, including those causing ambient, temporary, or permanent noise increases, will be required to meet current noise standards and comply with the County Noise Ordinance. 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 the County Code and General Plan policies.

e, f) 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 the County Code and policies, including the County Noise Ordinance and General Plan goals that encourage compatible land uses adjacent to transportation facilities. Also, noise impacts on nearby projects will need to be analyzed at the time a development project is actually proposed.

**14. POPULATION AND HOUSING**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Cumulatively exceed official regional or local population projections?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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 General Plan and, therefore, would not cause substantial growth in an area.

b, c) The proposed Housing Element analyzes adopted land use policies and does not grant entitlements for any projects, and therefore will not displace any housing or residents. The proposed Housing Element includes the identification of underutilized sites, based on 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, 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) The proposed Housing Element plans for the Regional Housing Needs Assessment (RHNA) for the unincorporated areas by the Southern California Association of Governments (SCAG). SCAG's methodology considers population, household and employment projects for the region. Therefore, the Housing Element plans for the projected regional housing needs for the unincorporated areas.

**15. PUBLIC SERVICES**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sheriff protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Libraries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

Fire & Sheriff) The proposed Housing Element analyzes adopted land use policies and will not change residential land use designations of the Land Use Element of the General Plan and, therefore, would not cause an increase in demand for fire or sheriff services.

Schools) There are known capacity problems within some individual schools in the unincorporated areas. 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 General Plan and, therefore, would not cause an increase in students at these schools.

Parks & Other Public Facilities) 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 General Plan and, therefore, would not cause an increase in demand for new or physically altered governmental facilities.

Libraries) 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 General Plan and, therefore, would not impact libraries due to a population increase.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a, b) 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 General Plan and, therefore, would not cause increase the use of or need for expanded recreational facilities. Future residential projects would continue to be required to mitigate impacts on recreational facilities through the implementation of existing the County Code and General Plan policies, including but not limited to the Quimby fees program.

c) The proposed Housing Element does not entitle any new development. Also, it would not change existing development regulations and policies. Therefore, the proposed Housing Element will not have any impact on regional open space connectivity.

**17. TRANSPORTATION/TRAFFIC**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) 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 the County Code and policies regarding transportation.

b) 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.

c) The proposed Housing Element identifies adequate sites for potential development throughout the unincorporated areas, including Airport Influence Areas, and large specific plan areas. However, 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 development and therefore will have no impact on airport operations or traffic.

d) 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 General Plan. Future residential projects would continue to be subject to the County Code and General Plan policies, which require compliance with all applicable County requirements.

e) 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.

f) The proposed Housing Element identifies adequate sites for potential development within TOD and other transportation policy areas. However, 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 the County Code and policies.

**18. UTILITIES AND SERVICE SYSTEMS**

Would the project:	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) While the proposed Housing Element identifies adequate sites for residential development, it only analyzes adopted land use policies and does not grant entitlements for development. Therefore the proposed Housing Element will have no impact on either the Los Angeles or Lahontan Regional Water Quality Control Boards.

b) 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.

c) While the proposed Housing Element identifies adequate sites for residential development, it only analyzes adopted land use policies and does not grant entitlements for development. Therefore the proposed Housing Element will have no impact on any drainage system capacity, or result in the construction of new storm water drainage facilities or expansion of existing facilities.

d) There are unincorporated areas 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 General Plan and, therefore, would not impact domestic water supply from public or groundwater sources.

e) 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 General Plan and, therefore, would not create increased demand for public utility services.

f) 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 General Plan and, therefore, would not cause an increase in demand for solid waste disposal capacity at County landfills.

g) 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 General Plan and, will not alter existing federal, state, or local regulations for solid waste.

**19. MANDATORY FINDINGS OF SIGNIFICANCE**

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
a) Does the project have the potential to 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, substantially 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

a) The proposed Housing Element analyzes existing land use regulations and does not provide entitlements for development. Therefore, the proposed Housing Element will have no impacts on the physical environment, including plants, animals, or historic resources.

b) All goals established in the proposed Housing Element are long term goals. While the timeline for implementation is dependent upon resources, no goal or policy is weighted greater than the other. Therefore the implementation of the proposed Housing Element will not achieve short-term goals to the disadvantage of long-term goals.

c, d) The proposed revision to the Housing Element analyzes adopted land use policies and does not grant entitlements for any project. It will not change residential land use designations of the Land Use Element of the General Plan nor does it revise, replace or attempt to supersede existing standards and procedures to ensure compliance with the County Code and General Plan policies. As such, there would be no change in the potential cumulative impacts or potential adverse effects on human beings in comparison to the

potential impacts or adverse effects of not revising the Housing Element.

## DETAILED PROJECT DESCRIPTION

PROJECT NO. R2012-02607

PERMIT NO. RADVT201200011

ENVIRONMENTAL ASSESSMENT NO. RENVT201200284

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 update and submit their adopted housing elements to the State Department of Housing and Community Development by October 15, 2013.

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 and 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 eight 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

The State recognizes that housing availability is an issue of "vital State-wide importance." The County places particular emphasis on providing housing opportunities to low and moderate income households and those with special needs, such as seniors, persons with disabilities, the homeless, and those in transitional living situations because these groups do not have the necessary resources to participate in private sector housing. Accordingly, the following policies are designed to guide future development toward the production of a diverse housing supply to meet the varied needs of the population as a whole.

**Goal 1:** A wide range of housing types in sufficient supply to meet the needs of current and future residents, particularly for persons with special needs, including but not limited to low income households, seniors,

persons with disabilities, large households, 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 Regional Housing Needs Allocation (RHNA).

Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.

Policy 1.3: Coordinate with the private sector in the development of housing for low and moderate income households and those with special needs. Where appropriate, promote such development through incentives.

Policy 1.4: Assist housing developers to identify and consolidate suitable sites for developing housing for low and moderate income households and those with special needs.

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 amenities.

Policy 2.1: Support the development of housing for low and moderate income households and those with special needs near employment and transit.

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

## HOUSING AFFORDABILITY

To accommodate the housing needs of all economic segments of the population, the County must ensure a housing supply that offers a range of choices. A variety of mechanisms should be explored to enhance 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 and cost-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 ensure that necessary supportive services are provided to assist low and moderate income households and those with special needs to attain and maintain affordable and adequate housing.

## NEIGHBORHOOD AND HOUSING PRESERVATION

The preservation of sound, quality neighborhoods and the revitalization of deteriorating neighborhoods are essential to maintaining an adequate and decent housing supply. The State considers “decent housing and a suitable living environment for every California family a priority of the highest order.” To this end, the following policies seek to ensure the general health, safety, and welfare for all economic segments of the population.

The improvement and conservation of existing housing will serve to meet the overall goal of maintaining a healthy and diverse housing supply. These efforts are especially important with regard to the preservation or replacement of housing for low income households. Future development and preservation efforts must also consider environmental, physical, and economic constraints.

**Goal 5:** Neighborhoods that protect the health, safety, and welfare of the community, and enhance public and private efforts to maintain, reinvest in, and upgrade 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, 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, and 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 housing, particularly for low income households, near employment and transit.

Policy 6.3: Inspect multifamily rental housing (with five or more units), contract shelters, and voucher hotels on a regular basis 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

The opportunity to obtain adequate housing without discrimination is an important component of a diverse housing supply.

**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 special needs. Designs may include units with multiple bedrooms; shared facilities; universal design; onsite child care; health clinics; or onsite job training services.

## IMPLEMENTATION AND MONITORING

Monitoring, enforcement, preservation, and innovation in housing should be established and maintained as an ongoing function of the County government.

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

Policy 9.1: Ensure collaboration among County departments and other agencies 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 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)*

September 5, 2013

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

NEGATIVE DECLARATION

PROJECT NO. R2012-02607  
PERMIT NO. RADVT201200011  
ENVIRONMENTAL ASSESSMENT NO. RENV201200284

1. DESCRIPTION: 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 for all economic segments of the unincorporated areas of Los Angeles County for the period 2014 through 2021. Through an analysis of adopted land use policies, the Housing Element ensures that the County of Los Angeles plans for its fair share of the regional housing need. In addition, the Housing Element contains estimates of existing and projected future housing needs, outlines strategies to address those needs, and identifies constraints to housing production.
2. LOCATION: Countywide (Unincorporated Areas)
3. PROPONENT: As mandated by the State Housing Law (Sections 65580-65589.8 of the Government Code)
4. FINDING OF NO SIGNIFICANT IMPACTS  
Based on the initial study, 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, 13<sup>th</sup> Floor, Los Angeles, CA 90012

PREPARED BY: Troy Evangelho, AICP, Planner  
Leon Freeman, Planner  
General Plan Development and Housing Section

DATE: 9/5/2013