

EXHIBIT C



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Amy J. Bodek, AICP
Director

Dennis Slavin
Chief Deputy Director

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: April 24, 2019
PROJECT NUMBER: 2018-000331-(5)
PERMIT NUMBER(S): ADV RPPL2016000546/ENV RPPL2016002236
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: Unincorporated La Crescenta-Montrose
OWNER: N/A
APPLICANT: Los Angeles County Department of Regional Planning
CASE PLANNER: James Drevno, Regional Planner
jdrevno@planning.lacounty.gov

Los Angeles County ("County") completed an Initial Study to evaluate the potential environmental impacts of the above-mentioned project. Based on the information contained in the Initial Study, which are supported by substantial evidence, the project would not have a significant adverse effect on the environment. Therefore, the County proposes that a Negative Declaration is the appropriate environmental documentation under the California Environmental Quality Act (CEQA).

Attached: Initial Study – Negative Declaration

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

NEGATIVE DECLARATION

PROJECT NO. 2018-000331-(5)
ENVIRONMENTAL CASE NO. RPPL2016002236

1. **DESCRIPTION:** The proposed project is an update of the existing La Crescenta-Montrose Community Standards District ordinance to improve the appearance of the Foothill Boulevard and ensure new multi-family buildings are designed to be compatible with existing residential neighborhoods. No new development is proposed as a part of this Project.
 2. **LOCATION:** Community of unincorporated La Crescenta-Montrose
 3. **PROPONENT:**
- County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012
4. **FINDINGS OF NO SIGNIFICANT EFFECT:** Based on the initial study, it has been determined that the project will not have a significant effect on the environment.
 5. **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:** The location and custodian of the record of proceedings on which the adoption of this Negative Declaration is based is:

Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

PREPARED BY: James Drevno, Community Studies East

DATE: April 24, 2019

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



Project title: La Crescenta-Montrose Community Standards District Amendment/ Project No. 2018-000331-5/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016002236

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: James Drevno (213) 974-6425; jdrevno@planning.lacounty.gov

Project sponsor's name and address: County of Los Angeles, Department of Regional Planning, 320 W. Temple St., Los Angeles, CA 90012.

Project location: All parcels within the La Crescenta-Montrose Community Standards District. (See map below.)

APN: All parcels within the La Crescenta-Montrose Community Standards District
USGS Quad: Condor Peak and Pasadena.

Gross Acreage: Approximately 2,195 Acres (3.43 square miles)

General plan designation: Various: Rural Land 20, Residential 9, Residential 18, Residential 30, Public and Semi-Public, Parks and Recreation, Water, and General Commercial.

Community/Area wide Plan designation: N/A

Zoning: Various: R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-30U, R-3-P, C-1, C-2-BE, C2-DP-BE, C-3, C-3-BE, C3-DP-BE, CPD, M-1-DP-U/C-BE). Properties within the Project limits are predominantly zoned for residential and commercial uses.

Description of project: The Project proposes to amend the Los Angeles County Zoning Code Title 22, Chapter 22.328 (formerly Section 22.44.139) updating the La Crescenta-Montrose Community Standards District Ordinance (CSD) in compliance with the Los Angeles County General Plan (General Plan) implementation program requiring community design guidelines. Originally adopted in 2009, the La Crescenta-Montrose CSD Ordinance encompasses the unincorporated areas of the La Crescenta-Montrose Community (Community). CSDs are established to implement specific development standards, in the form of a supplemental district, to address special attributes of the community.

The Project consists of changes to the regulations related to all R-3 residential zones in the community and the commercial zones along Foothill Boulevard. The proposed changes include reorganization of the existing CSD as well as the addition of new definitions, clarification of existing regulations and new development standards. On Foothill Boulevard, three subareas are combined into one subarea to streamline the code sections and reduce redundant regulations. New standards are proposed to improve the aesthetics of the commercial corridor, promote a pedestrian friendly environment, mitigate the interface between residential and commercial uses, and enhance the community's characteristics. The new development standards include updates to building design, parking lot design, wall and fence design, landscaping, yard setbacks, and signage. The Project does not propose or authorize any development. All future proposed development will continue

to require review and permitting by the County and will be reviewed on a project-by-project basis to determine the potential for project-specific impacts, in compliance with CEQA, as necessary.

Revised regulations as a part of the Project include:

R-3 ZONE

- Yard requirements, including front, side and rear yard requirements to preserve and maintain natural vegetation.
- Building height setbacks and roof form requirements to provide compatibility between apartment houses and single and two-family residential property.
- Clarifying language regarding roof top and roof mounted equipment requirements.
- Landscaping requirements to enhance buffering between different types of land uses.

COMMERCIAL ZONES – Along Foothill Boulevard

- Revision to the applicability of the Area Specific Development Standards to apply to all subareas of the current CSD boundary, which will be referred to as the Foothill Boulevard Area.
- Additional land uses have been added that are subject to Conditional Use Permits (CUPs).
- Adjustments to parking regulations in some sections of the Foothill Boulevard area.
- Adjustments to building massing regulations.
- Replacement of existing “architectural styles” framework and inclusion of a menu of architectural features, design elements, and frontages.
- Additional wall, fencing, and screening regulations.
- Replacement of existing sign regulations with new design-based sign regulations.

LA CRESCENTA-MONTROSE CSD DISTRICT MAP

- Revision to the subarea names and applicability of development standards. The three sub-areas (1) Foothill Blvd. West Town Area, (2) Foothill Blvd. Mid-Town Area, and (3) Foothill Blvd. East Town Area will be consolidated into one subarea referred to as the “Foothill Boulevard Area”. Revised and new standards will apply to the consolidated subarea.

Surrounding land uses and setting: La Crescenta – Montrose is surrounded to the north by the Angeles National Forest, to the south and west by the City of Glendale, and to the east by the City of La Cañada-Flintridge. With the exception of the National Forest, these communities are urbanized areas comprised of existing suburban, commercial, residential, public, and institutional uses.

The surrounding land uses in the City of Glendale include single family residential and open space immediately to the west, and single-family residential, multi-family residential, and general commercial uses to the south of the project area. In the City of La Cañada-Flintridge to the east, surrounding land uses include, single-family residential, some mixed-use, community-planned development, and open space.

Environmental Setting: The Project is a regulatory document that will be applied to the approximately 3.43 square mile La Crescenta-Montrose community identified in the Project Description above. The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan¹ and is almost entirely developed with suburban developments. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. Although the Community is built out, it is surrounded by hills and large areas of

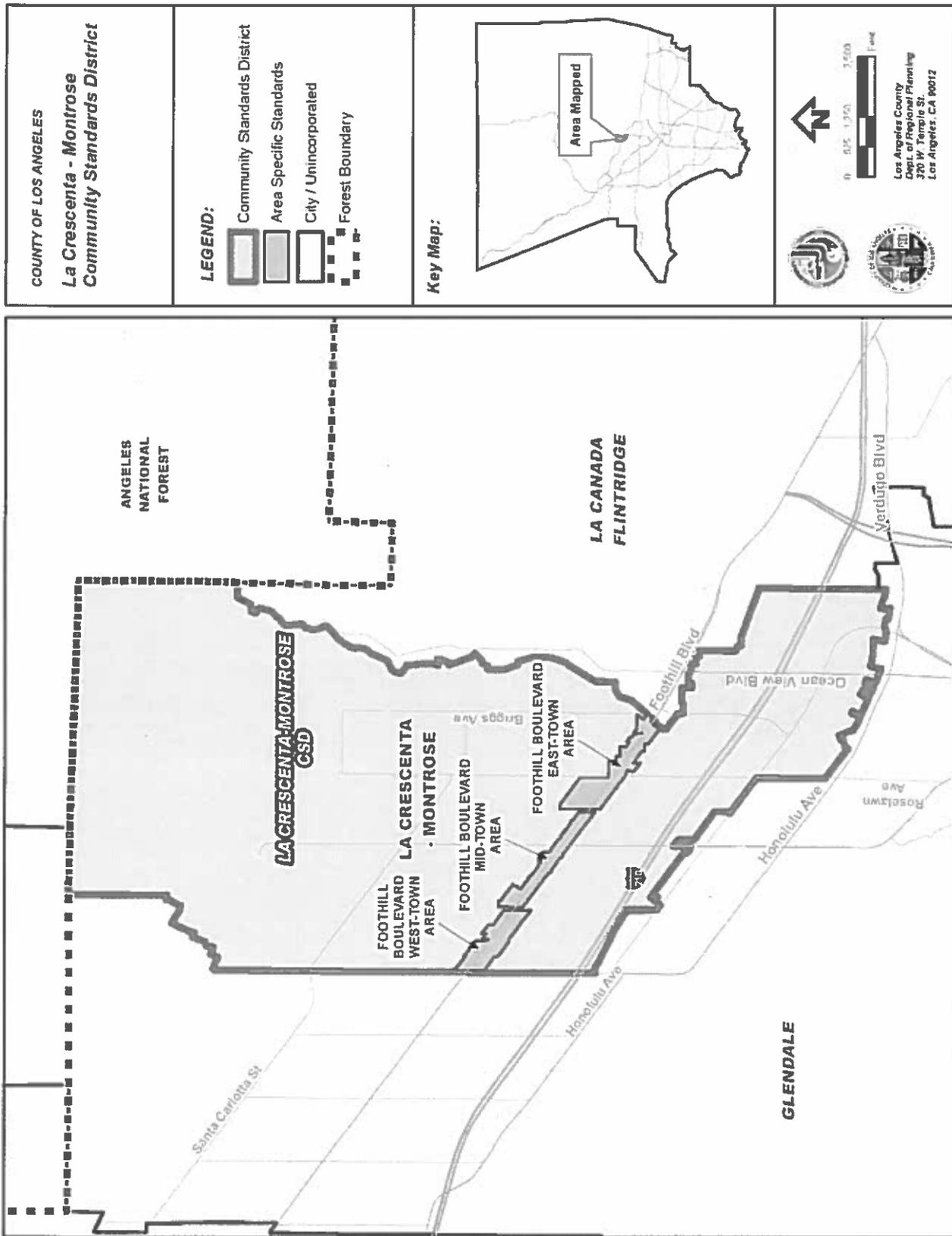
¹ Los Angeles County 2035 General Plan, pg. 52

natural open space. La Crescenta-Montrose is largely residential with commercial uses concentrated along the Foothill Boulevard corridor.

Required Approvals: An ordinance amendment to the La Crescenta-Montrose Community Standards District and associated environmental document. Project No. 2018-000331-(5)/ Advance Planning Case No. 2016000546/ Environmental Assessment No. 2016000647

Framework for Environmental Analysis: This Initial Study has been prepared to analyze the potential effects resulting from adoption and implementation of the Project, which involves an ordinance amendment including amendment to the subarea map and new development standards. The action of adopting the proposed amendment will not directly create any environmental impact nor directly result in any construction. The regulations proposed within the Project will be applied to development projects at the time of application submittal. The proposed changes are aimed at increasing the pedestrian-friendliness of the commercial areas through pedestrian-oriented entrances, accessible landscaped areas, and reducing paved areas, which will lessen potential environmental impacts to the Community.

Figure 1: Existing La Crescenta-Montrose Context Map



I:\HFT\740_5RF\5rpp_difmap_documents\figs\Fig_1_CSD_La_Crescenta-Montrose

Surrounding land uses and setting: The community of La Crescenta-Montrose is located within the West San Gabriel Valley Planning Area of the General Plan² and a largely developed, suburban residential community. The Community lies between the San Rafael Hills to the southeast and the Verdugo Hills to the south and southwest. The Community is bordered by the Angeles Forest to the north. The Community, although predominantly developed, is surrounded by large areas of natural open space with connections to surrounding hills. The Community is served by paved public roads and is developed with mostly residential uses with commercial uses concentrated along the Foothill Boulevard corridor.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, has consultation begun?

On May 22, 2018, Native American tribal cultural resources consultation letters were sent to the following tribes as required by AB52:

- Gabrieleno Band of Mission Indians - Kizh Nation
- Fernandeiio Tataviam Band of Mission Indians
- San Gabriel Band of Mission Indians

As of the end of the consultation period, no response was received from the tribes.

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>Not Applicable</u>	<u>Not Applicable</u>
_____	_____

Major projects in the area:

<i>Project/Case No.</i>	<i>Description and Status</i>
<u>2017-004909/RPPL2017010424</u>	<u>Oak Tree Permit with Public Hearing (Two encroachments) - Open</u>
<u>2017-007380/RPPL2017011133</u>	<u>CUP – Small Cell Wireless Telecommunications Facility - Open</u>
_____	_____

² Los Angeles County 2035 General Plan, pg. 52

Reviewing Agencies:

Responsible Agencies

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

Trustee Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
- City of Glendale
- City of La Canada Flintridge
- Fernandeño Tataviam Band of Mission Indians

County Reviewing Agencies

- DPW
- Fire Department
 - Forestry, Environmental Division
 - Planning Division
 - Land Development Unit
- Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation

Regional Significance

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

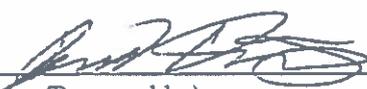
The environmental factors checked below would be potentially affected by this project.

- | | | |
|---|--|--|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Agriculture/Forest | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Air Quality | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Tribal Cultural Resources |
| <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 | <input type="checkbox"/> Population/Housing | |

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)

2/26/19

 Date



 Signature (Approved by)

2/25/19

 Date

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a., b. c. No Impact. No scenic vistas or other scenic resources have been identified within the La Crescenta-Montrose community.³ The Project does not propose the construction of any new structures that could block views. New development standards and regulations in the Project are intended to facilitate a safe and visually pleasant vista, allowing views of the surrounding San Gabriel Mountains, San Rafael Hills and Verdugo Hills which provide a distinct identity and character to the Community. The Project would have no impact on scenic vistas. No regional riding or hiking trails exist within the La Crescenta-Montrose community. The design standards proposed enhance the existing characteristics of the Community which has been developed and is currently largely built-out. Undeveloped parcels will be reviewed for potential impacts at time of application submittal of project specific development. No scenic vistas or other scenic resources have been

³ County of Los Angeles General Plan 2035 [pages 159 to 161]

identified within the La Crescenta-Montrose community.⁴ The California Department of Transportation (Caltrans) does not list any highways within the community as officially designated scenic highways.⁵ The Project does not involve the removal or alteration of any scenic resources. Adoption and implementation of the Project would have no impact on scenic resources within view of any State Scenic Highway.

d.e. Less Than Significant Impact. The Project would update the CSD to implement prescriptive design standards and reorganize the document for clarity and ease of use. However, any development has the potential to be visible from the surrounding hills or the San Gabriel Mountains. The visual character of the community will not be degraded through implementation of the Project. One of the primary goals of the Project is to enhance the visual character and economic appeal of the area by adopting development standards that promote context sensitive development. The Project would not authorize any development nor involve any construction. Less than significant impact would result. Future development is not anticipated to create substantial light and glare, which would result in an appreciable difference from existing levels. Furthermore, the CSD includes development standards for parking lot lighting to minimize glare and illumination on neighboring uses. The revisions include regulations for exterior lighting which will help reduce light trespass in future development. Any future development project undertaken will require review by designated review authorities to enforce this standard. Less than significant impact would result.

⁴ Ibid.

⁵ California Department of Transportation. California Scenic Highway Mapping System. (<http://www.dot.ca.gov/hq/LandArch/scenic/schwy.htm>). Consulted 4/26/15.

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>
Would the project:				
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 Opportunity 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-e. No Impact. There are no agricultural lands or uses in the Project Area. The Project Area is identified as containing no farmland resources per the Farmland Mapping and Monitoring Program.⁶ There is no existing zoning for an agricultural use on or near the Project Area. No Williamson Act contracts are active for parcels located adjacent to the Project limits.⁷ There is no existing forest land nor zoning for forest land within the Project limits. According to the California Department of Forestry and Fire Land Cover Mapping and Monitoring Program, no area within the Project limits is designated as forest or timberland.⁸ The Project does not propose the development of land and consists of regulation changes to the CSD ordinance, mostly consisting of updates to R-3 and Commercial Zones design standards. No impact would occur.

⁶ County of Los Angeles, Dept. of Regional Planning, GIS-Net FMMP layer. Consulted 04/26/2016.

⁷ California Department of Conservation, Williamson Act Program, 2013.

⁸ California Department of Forestry and Fire Protection. Land Cover Mapping and Monitoring Program: Los Angeles County, 2006.

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.

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

a-e. Less Than Significant. The Project Area is located within the SCAQMD. The Project is not a development or building project. The Project does not include any changes to zoning or development standards which would conflict or affect the implementation of the SCAQMD air quality plan nor violate any air quality standard within the Project Area. Any new developments would be required to comply with the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. The Project will have a less than significant impact on the

implementation of the SCAQMD air quality plan and will not violate any air quality standard within the Project Area.

The Project Area is located within a non-attainment region under federal and state ambient air quality standards. The Project does not include any changes to zoning or development standards which would create a cumulatively considerable net increase of any criteria for which the region is in non-attainment. Cumulative short-term, construction-related emissions and long-term, operational emissions of any criteria pollutant from the Project for which the region is in non-attainment would not contribute considerably to any potential cumulative air quality impact as emissions would not exceed any SCAQMD daily threshold. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and the mandatory measures of the Community Climate Action Plan in the General Plan, as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on the non-attainment of criteria pollutants within the Project Area.

Sensitive receptors are those segments of the population that are most susceptible to poor air quality such as children, the elderly, the sick, and athletes who perform outdoors. Land uses associated with sensitive receptors include residences, schools, playgrounds, childcare centers, athletic facilities, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes. These uses are located throughout the Project Area.

The Project does not include any changes to zoning or development standards that would expose sensitive receptors to substantial pollutant concentrations within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in substantial exposure to sensitive receptors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore, it is determined that the Project will have a less than significant impact on exposure of substantial pollutant concentrations to sensitive receptors within the Project Area.

The Project does not include any changes to zoning or development standards related to odors and therefore would not create or allow new objectionable odors affecting a substantial number of people within the Project Area. Cumulative short-term, construction-related emissions and long-term, operational emissions would not result in exposure to objectionable odors. Furthermore, any projects occurring in the Project Area as well as other concurrent construction projects and operations in the region will be required to implement standard air quality regulations and mitigation from State CEQA requirements where applicable, and implement the mandatory measures of the Community Climate Action Plan in the General Plan as well as comply with existing building regulations. Therefore it is determined that the Project will have a less than significant impact on exposure to objectionable odors affecting a substantial number of people within the Project Area.

4. BIOLOGICAL RESOURCES

	<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) 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 Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 CDFW or USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

(junipers, Joshuas, southern California black walnut, etc.)?

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. Less Than Significant. The Project proposes changes in the CSD regulations, including development standards for R-3 and Commercial Zones, such as yard setbacks in relation to building heights and building design features. The Project does not propose the construction or development of land. All development will require the necessary permitting, including review for project impacts, at time of application submittal. Therefore, it is determined that the Project will have less than significant impact on species identified as a candidate, sensitive, or special status species within the Project Area.

b. Less Than Significant. The Project does not propose changes to zoning or development standards which would have a substantial adverse effect on any sensitive natural communities, within the Project Area. The proposed revisions further clarify the existing CSD regulations. The new proposed development standards are mostly related to design features of future development within commercial zones in largely developed areas to improve building design and incorporation of pedestrian amenities. Although the Project Area may contain habitat used for nesting birds and roosting bats, among other species, the Project does not propose new development on sensitive natural communities. The Project is consistent with the General Plan Policy C/NR 4.1: "Preserve and restore oak woodlands and other native woodlands that are conserved in perpetuity with a goal of no net loss of existing woodlands." The Project continues to require the preservation of existing mature trees and does not alter or conflict with existing regulations. The Project does not propose development. Therefore it is determined that the Project will have less than significant on these resources within the Project Area.

c. Less Than Significant. The Project proposes revisions to existing regulations, including residential and commercial development standards. The Project Area is primarily developed, but it does contain wetlands which may be federally or state protected wetlands or Waters of the United States. The Project does not contain proposals for development and is only an amendment of existing land use regulations for future development within the Project Area. The Project does not alter, revise, or change development requirements regulating potential impacts to wetland or water sources. Future development will require the necessary permit

and review for potential environmental impacts at time of application submittal. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

d. **No Impact.** The Project proposes revisions to existing residential and commercial development standards to be more protective of the surrounding native species and potential migratory paths used within the community. Although there may not be existing paths through the community, a connection used by animals moving east to west along the foothills of the San Gabriel Mountains is through the Tujunga Wash located to the west of the Project Area. The proposed regulation changes do not block access to the Tujunga Wash or the movement of native resident or migratory fish or wildlife species. All development will continue to require review and necessary permitting by the County, at which time compliance with CEQA will be reviewed. The Project will not change the conditions of nearby migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

e. **No Impact.** The Project Area contains oak trees, which are subject to the Oak Tree Ordinance and an Oak Tree Permit is required prior to removal or encroachment of any oak trees. As the Oak Tree Permit is discretionary, project-level analysis of site specific environmental impacts will be required under CEQA at such time an oak tree or multiple oak trees are proposed to be impacted. Oak woodlands are analyzed as part of any CEQA analysis for discretionary projects, and subject to appropriate mitigation.

The Project does not include any changes to zoning or development standards which may convert oak woodlands, or oak or other unique native trees, within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may convert oak woodlands, or oak or other unique native trees. The tree related development standards are not applicable to oak trees. All currently applicable federal, state and county environmental regulations will still be applicable for all affected properties within the Project Area. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

f. **No Impact.** The Project Area does not contain land designated as SEAs or Conceptual SEAs. The Project does not include any changes to zoning or development standards which may conflict with existing policies regarding SEAs or any local policies or ordinances protecting biological resources within the Project Area. The Project does not contain proposals for development, building, or construction of any type which would conflict or be different than what is required by the existing regulatory settings. Therefore it is determined that the Project will have no impact and no conflict with any local policies or ordinances protecting biological resources within the Project Area.

g. **No Impact.** There are no adopted state, regional, or local habitat conservation plans within the Project Area. Therefore there is no impact.

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a-d. Less than Significant. The Project does not propose development that may cause a substantial adverse change in the significance of historical, archaeological, or paleontological resources. Additionally, the Project does not propose development that may cause a disturbance of any human remains. The Project proposes changes to existing regulations for development within the R-3 and Commercial zones to further implement the General Plan Implementation Program No. LU-9, including consistency with the updated Hillside Management Area and Historic Preservation Ordinances. Other amendments are procedural and would not have a substantial adverse effect on historical resources within the Project Area.

The Project does not propose changes to zoning or development standards which may adversely change a historical resource within the Project Area; the Project retains exemptions for certain identified resources from the CSD to protect their historical integrity. No new development is proposed as a part of this Project, and the updates to the CSD as part of this project will not interfere with existing policies regarding the disturbance of human remains. Therefore, it is determined that the Project will have a less than significant impact on potential historic, archeological, geologic, paleontological, human remains, or cultural resources within the Project Area.

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 Standards Code (L.A. County Code Title 31)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Involve the inefficient use of energy resources (see Appendix F of the CEQA Guidelines)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project proposes revisions to existing CSD regulations. New regulations do not conflict with or change the existing Green Building Standards or implementation of them. The Project does not propose the development of land. All future development proposals will continue to require compliance with the County Green Building Standards Code (L.A. County Code Title 31) which are currently applicable to development in the Project Area. Therefore the Project will not be in conflict with and will have no adverse impact on the Green Building Standards.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations. The revised regulations include the requirement of pedestrian-friendly features, such as open common areas, courts, galleries, and outside furniture. Future development will be required to provide these design features which encourage smaller building footprints, publicly accessible areas, and landscaping potentially reducing cooling, heating, and lighting energy use. The Project's proposed regulations encourage and require design features which contribute to the reduction of energy use within the Project Area. The requirement for construction of outdoor common areas has the potential to reduce building footprints, which may reduce energy usage within future development. The Project does not propose construction of any development. Future development would be subject to Los Angeles County Title 31 Green Building Standards, which promotes the efficient use of energy resources. Less than significant impact would result.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction and lateral spreading?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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?

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.217)?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less than Significant Impact. The Project proposes revisions to existing CSD regulations that will not directly result in any new construction. There are no mapped surfaces or subsurface faults that traverse the Project Area. The Project Area is not listed within a State designated Alquist-Priolo Earthquake Fault Zone.⁹ Therefore, surface fault rupture is unlikely to occur in the Project limits. A less than significant impact is anticipated in this regard. Based on the Project's location within the seismically active Southern California region, existing and future structures would be susceptible to ground shaking events. Any future construction will be required to employ building standards set forth in the County Building Code, including specific provisions for seismic design of structures. The General Plan EIR¹⁰ concluded that impacts associated with seismic-related ground shaking would be reduced to less than significant due to mandatory compliance with building codes and policies contained in the Los Angeles County General Plan. These mitigation measures require site-specific geologic investigation of seismic and geotechnical hazards potential for new development Projects within the county.

The southernmost section of the Project area is subject to liquefaction. The General Plan Program FEIR concluded that impacts associated with liquefaction would be reduced to a less than significant level due to the requirements of Los Angeles County Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area.

The Project would not change or have any effect on these existing regulations or mitigation measures. No new impacts associated with ground shaking or liquefaction would occur with implementation of the Project or related zoning map amendments.

The topography of the Project limits is hilly and a significant portions of land, particularly north of Henrietta Avenue are located in a Hillside Management Area (25% or greater slope). It is located within the Crescenta Valley, northwestern San Rafael Hills and northeast Verdugo Mountains. To the north, the community is bordered by the San Gabriel Mountains. The General Plan Program FEIR concluded that impacts associated with landslides would be reduced to a less than significant level due to the requirements of Los Angeles County

⁹California Department of Conservation. Alquist-Priolo Earthquake Fault Zone Maps. <http://www.quake.ca.gov/gmaps/WH/regulatorymaps.htm>. Consulted 04/25/2016.

¹⁰ General Plan EIR.

Code regulations contained in Title 26, Chapters 95 and 96 which are applicable to development in the Project area. Therefore, impacts involving landslides or mudflows would be reduced to less than significant.

b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations that will not result directly in the construction of any development. The Project Area is a built-out suburban community, with very few vacant parcels that have the potential to generate significant erosion or topsoil loss. Areas available for new development or redevelopment consist of infill sites currently covered by disturbed vegetation or impermeable surfaces. No new areas previously identified for open space or preservation is proposed to allow new development; the Project limits consist solely of areas previously identified for development. The Project will not put any policies in place that would increase soil erosion or result in the loss of topsoil. Moreover, all future development Projects would be subject to compliance with Los Angeles County Code Chapter 21, Flood Control District Code, which requires compliance with NPDES standards and implementation of Best Management Practices (BMP), in order to minimize short- and long-term erosion. Impacts would be less than significant in this regard.

c. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not propose development of land. The Project will not directly result in the construction of buildings within any area susceptible to liquefaction, subsidence, landslide, or soil collapse hazards. All development projects constructed pursuant to the Project will be required to adhere to the standards contained in the County's Building Code to prevent hazardous soil conditions that could lead to building failure. The Project does not propose changes to these regulations. Impact from liquefaction, lateral spreading, subsidence, liquefaction, or collapse would be less than significant.

d. Less than Significant Impact. Compliance with applicable regulatory requirements and conformance with standard conditions of approval requires that all new development have a site-specific geology investigation of seismic and geotechnical hazards¹¹; this will ensure that impacts related to expansive soils impacts are evaluated on a project-by-project basis. Impacts involving expansive soils creating risk would be less than significant.

e. No Impact. The Project does not involve septic tanks or other soil-based wastewater disposal systems. Future development within the Project limits would connect to the existing wastewater infrastructure. As sewers are available for the disposal of wastewater, the use of septic tanks or alternative wastewater disposal systems would not be required. No impact would occur.

f. No Impact. The County Hillside Management Area Ordinance (HMA) applies to the Project Area. The Project does not propose revisions to the HMA nor do the Project's proposed updates and revisions to the LA Crescenta-Montrose CSD impact the applicability of HMA to the Project Area. The Project's revisions to the CSD to not conflict with HMA requirements. The Project does not propose development. All development in the Project area will be reviewed and required to comply with regulations in place at the time of the development application. The Project will not conflict with nor have an impact on the Hillside Management Areas Ordinance.

¹¹ County of Los Angeles 2035 General Plan Final Program EIR. (page 5.6-24)

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

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the direct construction of a project or development of land. New proposed regulations are predominantly for future development within the Commercial Zones of the Project Area. These regulations will require future development to provide pedestrian-friendly features which further implement the General Plan Community Action Plan (CCAP) Action LUT-2: Pedestrian Network, intended to contribute to the unincorporated County GHG emissions goals set forth in County’s CCAP. The CSD regulations will continue to require preservation of existing trees, which supports the County CCAP Action LC-1: Develop Urban Forests. The Project’s proposed regulations continue to implement, support and be consistent with the Actions of the CCAP. The proposed development standards are intended to promote GHG emission reductions. The Project does not include any regulations that would encourage inefficient building practices. The Project does not authorize any specific development Project; thus, adoption would not directly generate any greenhouse gas emissions. The Project is consistent with the County’s General Plan and does not conflict with AB 32, SB 375, or any plans or programs that have been adopted to achieve those legislative mandates. Review of future Projects will continue to be subject to applicable permit requirements and analysis under CEQA for potential impacts. Therefore, impact would be less than significant.

9. HAZARDS AND HAZARDOUS MATERIALS

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

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)?

ii) within a high fire hazard area with inadequate access?

iii) within an area with inadequate water and pressure to meet fire flow standards?

iv) within proximity to land uses that have the potential for dangerous fire hazard?

i) Does the proposed use constitute a potentially dangerous fire hazard?

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project consists of updates to existing an existing regulatory document and will not directly result in any new development. The development standards in the Project establish requirements for future projects regarding the appearance, location, and allowable uses in the Project area. Adoption and implementation of the proposed CSD regulations amendments will not provide exceptions to existing laws governing the use and disposal of any hazardous materials. As noted in the General Plan Program EIR, compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the use, storage, and transport of hazardous materials in the County.¹² In addition, policies and policy actions in the General Plan address hazardous materials and safety. The Project would not conflict with any of these policies and would not exempt any future development from the County’s programs to control and safely dispose of hazardous materials and wastes. With implementation of standard County practices and Federal, State, and local policies regarding

¹² County of Los Angeles 2035 General Plan Final Program EIR. [pages 5.8-23]

hazardous waste and hazardous materials, no impact from the use, transport, or disposal of hazardous wastes or materials is anticipated.

- b. **Less than Significant Impact.** The Project does not propose any new specific development. The Project proposes revisions to existing CSD regulations related to R-3 and commercial zones. New development standards proposed require development to provide for pedestrian-friendly design features, such outside furniture, which enhance the characteristics of the Project Area. The intended location of the new required features is within areas commonly accessed and utilized by pedestrians and does not create new areas of exposure to potential hazardous materials. The General Plan EIR¹³ concluded that compliance with measures established by Federal, State, and local regulatory agencies is considered adequate to offset the negative effects related to the reasonably foreseeable upset and accident conditions involving the release of hazardous materials in the County. Additional General Plan goals, policies, and implementation measures reduce accidental release of hazardous materials impacts to a less-than-significant level.¹⁴ The Project does not revise regulations related to hazardous materials. Future development projects will continue to be required to comply with County, Federal, and State requirements and any other applicable County regulations relating to hazardous materials. Impact would be less than significant.
- c. **Less than Significant Impact.** The Project proposes revisions to existing CSD regulations. New regulations are predominantly related to design features of development within commercial zones. The Project does not propose regulations related to the emissions or handling of waster materials. The Project does not propose the construction or development of land and will not be authorizing a use to operate which could emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Schools are located within and adjacent to the Project limits. Although residential development may be allowed in commercially zoned property, the Project would not authorize any new kinds of land uses in the County or any new or more dangerous processes that involve use, transport, storage, generation or disposal of hazardous substances or wastes. All land uses that would be permitted as a result of the Project were anticipated countywide by the General Plan and the General Plan Program EIR.¹⁵ Impacts to existing or proposed schools would be less than significant.
- d. **No Impact.** The Geographic Environmental Information Management System (GEIMS) is a data warehouse that tracks regulatory data about underground fuel tanks, fuel pipelines, and public drinking water supplies using GeoTracker. As of June 26, 2015, the GeoTracker search results indicate five open sites within the Project limits.¹⁶ These sites are all located along Foothill Boulevard. Since the Project involves no physical ground-disturbing activities or hazardous activities, no impact on a site listed on the database will occur. Any future development that occurs pursuant to Project regulations would be evaluated on a project-by-project basis to determine if such development is occurring on a site listed on a current regulatory hazardous materials site list. No impact will result from the Project.
- e-f. **No Impact.** The Project Area is identified as the La Crescenta-Montrose Community. There are no public airports or public use airports located within 2.0 miles of the Project Area. Additionally, there are no private airstrips within the vicinity of the Project area. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. Therefore, there would be no safety hazards associated with airports or airstrips for people residing or working in the Project limits. No impact would occur in this regard.

¹³ County of Los Angeles 2035 General Plan EIR, consisting of draft EIR, Final EIR, Findings of Fact, and the Mitigation Monitoring Program.

¹⁴ Ibid

¹⁵ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.10-44]

¹⁶ California State Water Resources Control Board. Geotracker (<http://geotracker.waterboards.ca.gov/>). Consulted 4/27/2016.

g-i. Less Than Significant. The County Emergency Operations Project outlines emergency response actions in the event of a large-scale disaster, such as a hazardous materials emergency. The Project will not directly result in any new construction. All future development in the Project area would be subject to compliance with the General Plan Policies and Policy Actions. The General Plan Program EIR requires traffic control plans for Projects that have statewide, regional, or area wide significance pursuant to CEQA to ensure that construction would not interfere with emergency response/evacuation plans (Mitigation Measure T-6). No change or interference with these emergency response plans or related policies will occur as associated with the Project. The Project does not propose any changes to the primary circulation system that could affect evacuation plans. Less than Significant Impact would occur in this regard.

The Project Area is predominantly developed. However, undeveloped parcels in the Community may contain natural vegetation, including native oak trees and associated habitats. The Project Area is located between the San Gabriel Mountains and Angeles Forest to the North and the Verdugo and San Ramon Hills to the south which are large open space areas. Portions of the Project area are located within a Very High Fire Hazard Severity Zone.¹⁷ However, La Crescenta-Montrose and the surrounding communities of Glendale, La Cañada-Flintridge are predominantly urbanized as well. The Project does not propose regulations which change the potential exposure of people or structures to significant risk or loss due to fire, nor does it constitute a potentially dangerous fire hazard. The new proposed regulations are mostly related to design features for Commercial Zones along the Foothill Boulevard Area which is located in the middle of the Project Area and is mostly built-out. The Project does not propose to allow any new development in areas formerly identified for open space or preservation. As noted in the General Plan Program EIR, compliance with existing regulatory programs and mitigation measures would reduce potential impacts to less than significant.¹⁸ Therefore, impact would be less than significant.

¹⁷ County of Los Angeles 2035 General Plan Final Program EIR. Fire Hazard Severity Zones Policy Map. [Figure 5.14-2]

¹⁸ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

drainage systems or provide substantial additional sources of polluted runoff?

g) Generate construction or post-construction runoff that would violate applicable stormwater NPDES permits or otherwise significantly affect surface water or groundwater quality?

h) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)?

i) Result in point or nonpoint source pollutant discharges into State Water Resources Control Board-designated Areas of Special Biological Significance?

j) Use onsite wastewater treatment systems in areas 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)?

k) Otherwise substantially degrade water quality?

l) 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?

m) Place structures, which would impede or redirect flood flows, within a 100-year flood hazard area, floodway, or floodplain?

n) 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?

o) Place structures in areas subject to inundation by seiche, tsunami, or mudflow?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. No Impact. The Project does not involve any development activity and thus will not involve any discharges to water bodies. The new standards do not conflict or change the way water quality standards are implemented. Development projects will be required to comply with the County local procedures (County Flood Control District Code, Chapter 21, Storm Water and Runoff Pollution Control), as well as requirements of the National Pollutant Discharge Elimination System (NPDES) permit program of the Federal Clean Water Act to control storm water runoff and prevent violations of regional water quality standards. No impact on water quality standards or waste discharges would occur.

b. Less than Significant Impact. The Project revises regulations related to R-3 and Commercial Zones within the Foothill Boulevard Area and does not contain regulations for building or development that would 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.

The Project does not contain proposals for development nor intensification of existing uses which may 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. Therefore, it is determined that the Project will have a less than significant impact on these resources within the Project Area.

c,d,f. Less than Significant Impact. The Project Area is urbanized and has existing storm water infrastructure. The Project does not include any changes to zoning or development standards which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity within the Project Area. The Project does not contain proposals for development, building, or construction of any type which may substantially alter the existing drainage pattern, resulting in substantial erosion on- or off-site, or result in flooding on- or off-site, or create or contribute to runoff water exceeding planned stormwater capacity. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

e. No Impact. The Project proposes revisions to existing CSD regulations which will not result directly in the construction of any water features. All future development will require review and permitting, as necessary, by the County at time of application submittal. Therefore, no impact would occur.

g,k. Less than Significant Impact. The Project does not propose revisions to zoning or development standards which may generate construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality within the Project Area. The Project proposes revisions to existing regulations related to the design of proposed development. The proposed revisions are intended to promote a pedestrian-friendly environment within a predominantly built-out community. All future proposed

development will require the necessary permitting and review at time of project application submittal. The Project does not contain proposals for development, building, or construction of any type which generates construction or post-construction runoff that violate permits or affect water quality, or otherwise degrade water quality. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

h. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any development. The Project does not propose to change the Low Impact Development Ordinance. Therefore, no impact would occur.

i. Less than Significant Impact. The Project proposes revisions to existing CSD regulations and does not proposed the construction of any structure or building or establishment of a new use. The proposed regulations do not conflict or change the requirements for future development to comply with the applicable permits and reviews. The Project does not include any changes to zoning or development standards which may result in point or nonpoint source pollutant discharges within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in point or nonpoint source pollutant discharges. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

j. No Impact. The Project consists of adoption of a regulatory document that will not result directly in the construction of any wastewater treatment system. Therefore, no impact would occur.

l.m. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not include any changes to zoning or development standards which would place housing or structures or redirect flows within a 100-year flood hazard area, floodway or floodplain. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

n. Less than Significant Impact. The Project includes amendments to residential and commercial development standards; the proposed Project does not contain any provisions for building or development that would 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.

The Project does not include any changes to zoning or development standards which would 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. Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

o. No Impact. The Project consists of adoption of a regulatory document that will not result in any construction or development. The Project does not contain any provisions for building or development that would place structures in areas subject to inundation by seiche, tsunami or mudflow. The Project does not include any changes to zoning or development standards which would place structures in areas subject to inundation by seiche, tsunami or mudflow. Therefore, no impact would occur.

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 the goals and policies of the General Plan related to Hillside Management Areas or Significant Ecological Areas? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. No Impact. The Project does not propose any construction and no changes are proposed that would have a primary or secondary effect of physically dividing an established community. Therefore there would not be any impacts that would divide an established community.

b. No Impact. No changes under the Project are proposed which would be inconsistent with the General Plan, La Crescenta-Montrose CSD, or any other plan that affects the Project Area. Therefore there would not be any impacts on applicable County plans.

c. No Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance. The proposed Project does not contain any provisions for building or development that would result in inconsistencies with the zoning ordinance. Therefore it is determined that the Project will have no impact or create any inconsistencies with the zoning ordinance within the Project Area.

d. No Impact. The Project proposes revisions to existing CSD regulations. The Project Area is not identified to be within an SEA and any land within a Hillside Management Area will be required to comply with the applicable County regulations at time of permit application. The Project would not conflict with Hillside

Management criteria, SEA conformance criteria, or other applicable land use criteria. Therefore it is determined that the Project will have no impact on these resources within the Project Area.

12. MINERAL RESOURCES

	<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) 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a-b. Less Than Significant Impact. The Project does not propose any new specific development. Proposed regulatory changes as a result of the Project include changes to design standards for existing land uses. While there are some very small portions on the southwestern and southeastern edges of the Project Area that fall within a Mineral Resource Zone, no changes to development standards or allowed uses are proposed that would affect the availability of a known mineral resource that would be of value to the region and the residents of the state. None of the regulations proposed would result in the loss of locally-important mineral resource recovery sites, delineated in the General Plan. Less than significant impact would result.

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>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project proposes changes to development standards and does not propose any new specific development. The Project does not contain any provisions for development that would result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. The Project does not include any changes to zoning or development standards which may result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in exposure of persons to, or generation of, noise levels in excess to noise ordinance standards. Future development associated with implementation of the Project may result in short-term construction noise. All future development Projects would be required to comply with General Plan Goals, Policies, and Policy Actions, as well as General Plan EIR, CEQA, and the County Noise Control Ordinance (County Code Title 12, Chapter 12.08). Therefore it is determined that the Project will have a less than significant impact on these resources within the Project Area.

The Project does not contain any provisions for development or related standards that would result in exposure of any persons to increased ground borne noise or vibration. The Project does not include any changes to zoning or development standards which may result in exposure of any persons to ground borne noise or vibration within the Project Area.

The proposed Project does not contain any provisions for development or related standards that would result in a substantial permanent increase in ambient noise levels.

All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on a substantial permanent increase in ambient noise levels within the Project Area.

The Project includes amendments to residential and commercial development standards within the zoning ordinance and does not propose any new development; the proposed Project does not contain any provisions for development or related standards that would result in a substantial temporary increase in ambient noise levels. The Project does not include any changes to zoning or development standards which may result in a substantial temporary increase in ambient noise levels within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in a substantial temporary increase in ambient noise levels. All land use activities will be required to comply with the noise regulations contained in County Code Title 12, Chapter 12.08. Therefore it is determined that the Project will have a less than significant impact on the substantial increase of temporary or periodic ambient noise levels within the Project Area.

e, f. No Impact. The Project Area is not located within an airport land use plan and no public airports are located within two miles of the Project limits. The two closest air facilities to the Project area are the Bob Hope-Burbank Airport located approximately seven miles to the southwest, and the Van Nuys Airport located approximately 14 miles to the west. The Project limits are not within the 65 dBA CNEL noise contour of either airport. The Project would not introduce any new public airports or private airstrips within the County. Therefore, no impact would result.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<p>Would the project:</p> <p>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)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Cumulatively exceed official regional or local population projections?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-d. Less than Significant Impact. The Project Area is developed with historically suburban developments and currently served by existing roads and infrastructure. The Project does not include any changes to zoning or development standards which may result in inducing substantial population growth in an area, either directly or indirectly within the Project Area. The proposed regulations do not change the potential density of the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in inducing substantial population growth in an area, either directly or indirectly. Therefore it is determined that the Project will have a less than significant impact on inducing substantial population growth within the Project Area.

The Project does not contain any provisions for development and related standards that would displace substantial numbers of existing housing or people that currently live in the community. The Project does not contain proposals for development, building, or construction of any type which result in displacement of substantial numbers of existing housing or people.

Future development Projects completed pursuant to Project policies would be required to be consistent with the requirements of the California Relocation Assistance Act of 1970 (Govt. Code § 7260 et seq.), the State

Relocation Guidelines (25 Cal. Code Regulations § 6000, et seq.), and the California Redevelopment Law (Health & Safety Code § 33410 et seq.), as applicable.

The Project does not contain any provisions for development that would cumulatively exceed official regional or local population projections.

New land is not being made available for residential development as a result of the Project, nor are existing density requirements being increased. Furthermore, the General Plan accounts for increased growth and includes policies to reduce potential growth related impacts. Therefore it is determined that the Project will have a less than significant impact on official regional or local population projections within the Project Area.

County of Los Angeles 2035 General Plan Final Program EIR. [page 5.14-12]

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 checked="" type="checkbox"/>	<input type="checkbox"/>
Sheriff protection? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Libraries? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would create capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities.

The Project does not include any changes to zoning or development standards which may result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in capacity problems related to fire protection, sheriff protection, schools, parks, libraries, or other public facilities. All future development will be required to pay the applicable fees at the time of building permit application with the office of Building & Safety. The General Plan EIR requires mitigation (PS-1, P-S-2, and P-S.3¹⁹) to reduce impact of development affecting fire protection services to less than

¹⁹ County of Los Angeles 2035 General Plan Program EIR [pages 5.14-11 to 5.14-12]

significant. The General Plan EIR requires mitigation (PS-4²⁰) to reduce impact of development affecting sheriff services to less than significant. The General Plan EIR indicates that existing regulations (SB 50) and standard conditions reduce impacts to less than significant.²¹ The General Plan EIR indicates that existing regulations and standard conditions (Library Mitigation Fee) reduce impacts to less than significant.²² The General Plan EIR indicates that existing regulations and standard conditions that apply to the Project area reduce impacts to less than significant.²³ The proposed Project does not result in the direct construction of buildings or infrastructure, or increase in demand for public services. All future development will require review for impacts per CEQA. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁰ County of Los Angeles 2035 General Plan Program EIR [page 5.14-17]

²¹ County of Los Angeles 2035 General Plan Program EIR [page 5.14-28]

²² County of Los Angeles 2035 General Plan Program EIR [page 5.14-34]

²³ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

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 checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<hr style="width: 10%; margin-left: 0;"/>				
c) Would the project interfere with regional open space connectivity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a-c. Less Than Significant Impact. The Project includes amendments to development standards within the Project Area for residential and commercial uses. The proposed Project does not contain any provisions for development that would increase the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project does not include any changes to zoning or development standards which may result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in an increase in the use of existing neighborhood and regional parks such that physical deterioration would occur or be accelerated. The Project implements General Plan policies and programs and does not affect implementation of regulatory requirements and standard conditions, which requires dedication of parkland and/or payment of in-lieu fees prior to approval of final parcel or tract maps for residential projects.²⁴ The Project does not involve the development of any recreational facilities or require the construction or expansion of such facilities. The Project does not involve any development activity or the development of any recreational facilities with regional open space connectivity. Therefore, it is determined that the Project will have a less than significant impact on these services, facilities, or connectivity within the Project Area.

²⁴ County of Los Angeles 2035 General Plan Program EIR [page 5.15-26]

17. TRANSPORTATION/TRAFFIC

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>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Result in inadequate emergency access?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. No Impact. The Project proposes revisions to existing CSD regulations which primarily govern design of structures. The Project does not propose the development of a building or establishment of a new use. New development would be required to comply with all applicable County Code requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate access to and from the site. All future development would be required to comply with County regulations and policies, including the General Plan goals, the General Plan Mobility Element policies and goals, and CEQA as development applications, where CEQA is applicable, are submitted. Therefore, no impact would result.

b. Less than Significant Impact. The Project, a regulatory document, does not propose any specific development. Pursuant to the Los Angeles County Metropolitan Transportation Authority Congestion Management Project (CMP), traffic impacts of individual development projects of potential regional significance must be analyzed. The CMP system is made up of a system of arterial roadways, freeways, and monitoring intersections in Los Angeles County. Any Project that meets the requirements of Statewide, regional, or area wide significance per CEQA Guidelines and as required by General Plan Mitigation Monitoring and Reporting Program measure T-6 must be analyzed.²⁵ The Project, a regulatory document, does not involve any building activity. New development would be subject to the CMP. Individual projects would be reviewed by the Los Angeles County Public Works Department to determine the specific access requirements applicable to the specific development and to ensure compliance with these requirements. Therefore, impacts would be less than significant.

c. No Impact. The three closest air facilities to the Project Area are the Whiteman Airport in Pacoima located approximately 11 miles to the west, the Bob Hope Airport in Burbank, located approximately 12 miles to the southwest, and El Monte Airport located approximately 18.8 miles to the southeast. The community is also served by regional airports, including the Los Angeles World Airport (LAX). The Project, a regulatory document, does not involve any building activity. No impact would result.

d. Less than Significant Impact. The Project includes amendments to residential and commercial development standards within the zoning ordinance; the proposed Project does not contain any provisions for development that would substantially increase hazards due to a design feature. The Project does not contain proposals for development, building, or construction of any type. All future development would be reviewed, as necessary. The Project incorporates development standards to offset any potential impact that would substantially increase hazards due to a design feature. Therefore it is determined that the Project will have a less than significant impact on increasing hazards due to a design feature within the Project Area.

e. No Impact. The Project, a regulatory document, does not propose any specific development or directly involve any building activity. New development would be required to comply with all applicable County Fire Code and ordinance requirements for construction and access to the site. Individual projects would be reviewed by the Los Angeles County Fire Department to determine the specific fire requirements applicable to the specific development and to ensure compliance with these requirements. This would ensure that new developments provide adequate emergency access to and from the site. No impact would result.

²⁵ County of Los Angeles 2035 General Plan Program EIR MMRP [pages 26 to 28]

f. **No Impact.** The Project limits are served by two MTA bus routes (90, 91), which connect the community to the greater Los Angeles region via bus and rail services.²⁶ The Project has no direct affect on any local or regional policies involving support of alternative transportation. The regulatory document implements General Plan policies promoting pedestrian-oriented design and neighborhood walkability, that support infill development, and the use of alternative transportation modes. No impacts on alternative transportation policies would occur.

18. TRIBAL CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code § 5020.1(k), or

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

EVALUATION OF ENVIRONMENTAL IMPACTS:

a. **Less than Significant Impact.** The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Fernandeno Tataviam Band of Mission Indians, the Gabrieleno Tongva San Gabriel Band of Mission Indians, and the Gabrieleno Band of Mission Indians – Kizh Nation, were notified of the project. No written request for consultation from the California

²⁶ Los Angeles County Metropolitan Transportation District (MTA). Bus and Rail System Map. Consulted on 04/27/2016. http://media.metro.net/riding_metro/maps/images/system_map.pdf

Native American tribes listed was received within 30 days of when formal notification was provided. The Project does not contain proposals for development, building, or construction of any type which would directly result in a substantial adverse change in the significance of a tribal cultural resource as defined in the criteria above. Therefore, the project would have less than significant impact on tribal cultural resources.

19. 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>
<p>a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?</p> <p>_____</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

g) Comply with federal, state, and local statutes and regulations related to solid waste?

EVALUATION OF ENVIRONMENTAL IMPACTS:

a, b, e. Less than Significant Impact. The Project proposes revisions to regulations for the R-3 and Commercial Zones within the Project Area. The Project does not propose regulations for development that would exceed wastewater treatment requirements, create water or wastewater capacity problems, or create energy utility capacity problems. The Project proposes changes to development standards in relation to a development's design features.

The Project does not contain proposals for development, building, or construction of any type which result in exceeding wastewater treatment requirements, creating water or wastewater capacity problems, or creating energy utility capacity problems. All future projects are required to ensure project-specific and countywide wastewater systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁷ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

c. Less than Significant Impact. The Project proposes regulation changes related to residential and commercial development standards within the Project Area. The Project does not include any changes to zoning or development standards which may result in creating drainage capacity problems within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in creating drainage capacity problems. The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR. The Project limits are located in an urbanized area with an existing storm water treatment drainage system in place. As such, storm water treatment facilities are anticipated to be sufficient to accommodate the Project. New development Projects are required to ensure project-specific and countywide storm water systems have adequate capacity to accommodate new development upon implementation of regulatory and standard conditions of approval requirements.²⁸ Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

d. Less Than Significant Impact. The Project proposes regulation changes primarily to the R-3 and Commercial Zones of the Project Area, and does not propose regulations that would create insufficient reliable water supply.

The Project does not propose changes to the zoning or development standards which may result in insufficient reliable water supply within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in insufficient reliable water supply. The Project implements General Plan Implementation Program No. LU-9 which relates to community design and character. The Project site is not located in the Antelope Valley and Santa Clarita Valley Planning Areas. Review of future projects will continue to be carried out to ensure that the projects are consistent with all General Plan Policies. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁷ County of Los Angeles 2035 General Plan Final Program EIR. [page 5.17-17]

²⁸ Ibid

f. g. **Less than Significant Impact.** The Project proposes revisions to the existing CSD ordinance, which includes regulations to R-3 and Commercial Zones within the Project Area. The proposed Project does not contain any provisions for development that would be served by a landfill with insufficient capacity, and will comply with all statutes and regulations related to solid waste.

The Project does not include any changes to zoning or development standards which may result in being served by a landfill with insufficient capacity, and which may result in being out of compliance with all statutes and regulations related to solid waste within the Project Area. The Project does not contain proposals for development, building, or construction of any type which result in being served by a landfill with insufficient capacity, and out of compliance with all statutes and regulations related to solid waste. As indicated in the General Plan EIR, current regulatory requirements and standards of conditions of approval would reduce impact to solid waste to less than significant.²⁹ The Project will not facilitate any substantial new development activity beyond that analyzed in the General Plan EIR, and thus will not lead to any significant solid waste production beyond that previously indicated. Therefore it is determined that the Project will have a less than significant impact on these services within the Project Area.

²⁹ County of Los Angeles 2035 General Plan Program EIR [page 5.17-60]

20. 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

EVALUATION OF ENVIRONMENTAL IMPACTS

a. Less than Significant Impact. The Project proposes regulation revisions and new development standards for R-3 and Commercial zones within the Project Area, including yard setbacks, heights, design features, facade design, open space, lighting, and other related development standards. The Project Area is predominantly developed and the proposed development standards further enhance the existing Community characteristics and setting.

The Project does not include any changes to zoning or development standards which has the potential to degrade the quality of the environment, substantially reduce habitat, cause a population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or substantially reduce or restrict the range of a species within the Project Area. The Project Area is largely urbanized and contains relatively small areas of any forest, river, wildlife, or similar resources, which must adhere to all current environmental regulations and are determined to have less than significant impacts to unique, rare, endangered, or threatened species.

The Project will not affect regulations protecting historical or cultural resources. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on sensitive biological resources, and would not result in significant impacts to historical, archaeological or paleontological resources within the Project Area.

b. Less than Significant Impact. The Project proposes changes to regulations regarding R-3 and Commercial Zones within the Project Area and does not propose any regulations for development that has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.

The Project does not include any changes to zoning or development standards which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals within the Project Area. The Project does not contain proposals for development, building, or construction of any type which has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. The Project is intended to provide regulations for future projects within the Project limits to achieve the goals and policies of the General Plan. The Project would not result in any effects that would degrade the quality of the environment. The La Crescenta-Montrose CSD update does not mandate any new development or directly initiate any development within the La Crescenta-Montrose CSD area. Changes to the development standards and allowed uses would have a less than significant potential to degrade the quality of the environment, reduce animal habitats or affect plant or animal species within the La Crescenta-Montrose CSD area, as the La Crescenta-Montrose area is predominantly urban and almost completely built out. No development projects are associated with the Project. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c. Less Than Significant Impact. The Project proposes changes to existing regulations including new development standards within the Foothill Boulevard Area, primarily consisting of design standards within Commercial Zones which are predominantly developed. The Project does not include any changes to zoning or development standards which has impacts that are individually limited, but cumulatively considerable within the Project Area. The Project does not contain proposals for development, building, or construction of any type. All future proposed development will be reviewed for project-specific impacts that are individually limited, but cumulatively considerable. Cumulative effects resulting from implementation of the County's goals and policies were evaluated in the General Plan Program EIR. The Project is consistent with the General Plan, as it implements Implementation Program LU-9, and proposes regulations aimed at minimizing negative environmental impacts over the long term (such as reduced trespass lighting and increased requirements for public spaces in commercial areas). The Project would have less than significant impact on impacts that are individually limited, but cumulatively considerable within the Project Area.

d. Less Than Significant Impact. The Project proposes revisions to existing regulations, including new regulations for primarily the R-3 and Commercial Zones within the Project Area intended to enhance and preserve the existing Community character of the La Crescenta-Montrose Community. Revised and new development standards are intended to result in development which includes additional common open space,

native landscaped vegetation, and cohesive design features within the Foothill Boulevard Area. The Project does not contain any provisions for development that has environmental effects which will cause substantial adverse impacts on humans. The Project does not contain proposals for development, building, or construction of any type which has environmental effects which will cause substantial adverse impacts on humans. The results of the preceding analyses and discussions of responses to the entire Initial Study Checklist have determined that the Project would have a less than significant impact on environmental effects which will cause substantial adverse effects on humans, directly or indirectly.