

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
NEGATIVE DECLARATION

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CITYW
PROJECT TITLE ENV-2010-582-ND	CASE NO. CPC-2010-581-CA

PROJECT LOCATION
The proposed project area is citywide but includes only those lots which are zoned single-family (R1, RS, RE, and RA) which are also designated as Hillside Area.

PROJECT DESCRIPTION
The proposed project includes amendments to the Los Angeles Municipal Code to establish new regulations for single-family zoned properties (R1, RS, RE, and RA) which are designated as Hillside Area. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
City of Los Angeles, Department of City Planning
200 N. Spring Street
Room 621
Los Angeles, CA 90012-4801

FINDING:
The City Planning Department of the City of Los Angeles has Proposed that a negative declaration be adopted for this project. The Initial Study indicates that no significant impacts are apparent which might result from this project's implementation. This action is based on the project description above.

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt this negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
ERICK LOPEZ	City Planning Associate	(213) 978-1243

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		04/19/2010

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
(CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CITYW	DATE: 03/12/2010
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2010-582-ND	RELATED CASES: CPC-2010-581-CA	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: BASELINE HILLSIDE ORDINANCE		
ENV PROJECT DESCRIPTION: The proposed project includes amendments to the Los Angeles Municipal Code to establish new regulations for single-family zoned properties (R1, RS, RE, and RA) which are designated as Hillside Area. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations.		
ENVIRONMENTAL SETTINGS: If adopted, the proposed ordinance would affect all lots zoned single-family residential (R1, RS, RE, and RA), which are designated as Hillside Area. The locations include single-family neighborhoods that are located within the City of Los Angeles hillside regions which include, but are not limited to the Santa Susana Mountains, San Gabriel Mountains, Simi Hills, Verdugo Mountains, Santa Monica Mountains, Hollywood Hills, San Rafael Hills, Elysian Hills, Repetto Hills, Baldwin Hills, and Palos Verde Hills.		
PROJECT LOCATION: The proposed project area is citywide but includes only those lots which are zoned single-family (R1, RS, RE, and RA) which are also designated as Hillside Area.		
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING: R1, RS, RE, and RA	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: 1 unit/lot	LA River Adjacent: NO
GENERAL PLAN LAND USE: No zone change is proposed.	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: Minimum, Very Low I, Very Low II, & Low Density Residential	
	PROPOSED PROJECT DENSITY: n/a	

Determination (To Be Completed By Lead Agency)

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 on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐
- I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐
- I find 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 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.

City Planning Associate			(213) 978-1243
Signature	Title	Phone	

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 a lead agency 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 agency 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 a mitigation measure has reduced an effect from "Potentially Significant Impact" to "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 Analysis," cross referenced).
5.
- Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 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. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AGRICULTURAL RESOURCES	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/CIRCULATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> POPULATION AND HOUSING	

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

<i>Background</i>	
PROPONENT NAME: City of Los Angeles, Department of City Planning	PHONE NUMBER: (213) 978-1243
APPLICANT ADDRESS: 200 N. Spring Street Room 621 Los Angeles, CA 90012-4801	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED:
PROPOSAL NAME (if Applicable): Baseline Hillside Ordinance	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON A SCENIC VISTA?		✓	
b.	SUBSTANTIALLY DAMAGE SCENIC RESOURCES, INCLUDING, BUT NOT LIMITED TO, TREES, ROCK OUTCROPPINGS, AND HISTORIC BUILDINGS, OR OTHER LOCALLY RECOGNIZED DESIRABLE AESTHETIC NATURAL FEATURE WITHIN A CITY-DESIGNATED SCENIC HIGHWAY?		✓	
c.	SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?			✓
d.	CREATE A NEW SOURCE OF SUBSTANTIAL LIGHT OR GLARE WHICH WOULD ADVERSELY AFFECT DAY OR NIGHTTIME VIEWS IN THE AREA?			✓
II. AGRICULTURAL RESOURCES				
a.	CONVERT PRIME FARMLAND, UNIQUE FARMLAND, OR FARMLAND OF STATEWIDE IMPORTANCE, AS SHOWN ON THE MAPS PREPARED PURSUANT TO THE FARMLAND MAPPING AND MONITORING PROGRAM OF THE CALIFORNIA RESOURCES AGENCY, TO NON-AGRICULTURAL USE?			✓
b.	CONFLICT THE EXISTING ZONING FOR AGRICULTURAL USE, OR A WILLIAMSON ACT CONTRACT?			✓
c.	INVOLVE OTHER CHANGES IN THE EXISTING ENVIRONMENT WHICH, DUE TO THEIR LOCATION OR NATURE, COULD RESULT IN CONVERSION OF FARMLAND, TO NON-AGRICULTURAL USE?			✓
III. AIR QUALITY				
a.	CONFLICT WITH OR OBSTRUCT IMPLEMENTATION OF THE SCAQMD OR CONGESTION MANAGEMENT PLAN?			✓
b.	VIOLATE ANY AIR QUALITY STANDARD OR CONTRIBUTE SUBSTANTIALLY TO AN EXISTING OR PROJECTED AIR QUALITY VIOLATION?			✓
c.	RESULT IN A CUMULATIVELY CONSIDERABLE NET INCREASE OF ANY CRITERIA POLLUTANT FOR WHICH THE AIR BASIN IS NON-ATTAINMENT (OZONE, CARBON MONOXIDE, & PM 10) UNDER AN APPLICABLE FEDERAL OR STATE AMBIENT AIR QUALITY STANDARD?			✓
d.	EXPOSE SENSITIVE RECEPTORS TO SUBSTANTIAL POLLUTANT CONCENTRATIONS?			✓
e.	CREATE OBJECTIONABLE ODORS AFFECTING A SUBSTANTIAL NUMBER OF PEOPLE?			✓
IV. BIOLOGICAL RESOURCES				
a.	HAVE A SUBSTANTIAL ADVERSE EFFECT, EITHER DIRECTLY OR THROUGH HABITAT MODIFICATION, ON ANY SPECIES IDENTIFIED AS A CANDIDATE, SENSITIVE, OR SPECIAL STATUS SPECIES IN LOCAL OR REGIONAL PLANS, POLICIES, OR REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
b.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON ANY RIPARIAN HABITAT OR OTHER SENSITIVE NATURAL COMMUNITY IDENTIFIED IN THE CITY OR REGIONAL PLANS, POLICIES, REGULATIONS BY THE CALIFORNIA DEPARTMENT OF FISH AND GAME OR U.S. FISH AND WILDLIFE SERVICE ?			✓
c.	HAVE A SUBSTANTIAL ADVERSE EFFECT ON FEDERALLY PROTECTED WETLANDS AS DEFINED BY SECTION 404 OF THE CLEAN WATER ACT (INCLUDING, BUT NOT LIMITED TO, MARSH VERNAL POOL, COASTAL, ETC.) THROUGH DIRECT REMOVAL, FILLING, HYDROLOGICAL INTERRUPTION, OR OTHER MEANS?		✓	
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?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	CONFLICT WITH ANY LOCAL POLICIES OR ORDINANCES PROTECTING BIOLOGICAL RESOURCES, SUCH AS TREE PRESERVATION POLICY OR ORDINANCE (E.G., OAK TREES OR CALIFORNIA WALNUT WOODLANDS)?				✓
f.	CONFLICT WITH THE PROVISIONS OF AN ADOPTED HABITAT CONSERVATION PLAN, NATURAL COMMUNITY CONSERVATION PLAN, OR OTHER APPROVED LOCAL, REGIONAL, OR STATE HABITAT CONSERVATION PLAN?				✓

V. CULTURAL RESOURCES

a.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF A HISTORICAL RESOURCE AS DEFINED IN STATE CEQA 15064.5?				✓
b.	CAUSE A SUBSTANTIAL ADVERSE CHANGE IN SIGNIFICANCE OF AN ARCHAEOLOGICAL RESOURCE PURSUANT TO STATE CEQA 15064.5?				✓
c.	DIRECTLY OR INDIRECTLY DESTROY A UNIQUE PALEONTOLOGICAL RESOURCE OR SITE OR UNIQUE GEOLOGIC FEATURE?				✓
d.	DISTURB ANY HUMAN REMAINS, INCLUDING THOSE INTERRED OUTSIDE OF FORMAL CEMETERIES?				✓

VI. GEOLOGY AND SOILS

a.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : 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 FAULT? REFER TO DIVISION OF MINES AND GEOLOGY SPECIAL PUBLICATION 42.			✓	
b.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : STRONG SEISMIC GROUND SHAKING?			✓	
c.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : SEISMIC-RELATED GROUND FAILURE, INCLUDING LIQUEFACTION?			✓	
d.	EXPOSURE OF PEOPLE OR STRUCTURES TO POTENTIAL SUBSTANTIAL ADVERSE EFFECTS, INCLUDING THE RISK OF LOSS, INJURY OR DEATH INVOLVING : LANDSLIDES?			✓	
e.	RESULT IN SUBSTANTIAL SOIL EROSION OR THE LOSS OF TOPSOIL?			✓	
f.	BE LOCATED ON A GEOLOGIC UNIT OR SOIL THAT IS UNSTABLE, OR THAT WOULD BECOME UNSTABLE AS A RESULT OF THE PROJECT, AND POTENTIAL RESULT IN ON- OR OFF-SITE LANDSLIDE, LATERAL SPREADING, SUBSIDENCE, LIQUEFACTION, OR COLLAPSE?			✓	
g.	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?			✓	
h.	HAVE SOILS INCAPABLE OF ADEQUATELY SUPPORTING THE USE OF SEPTIC TANKS OR ALTERNATIVE WASTE WATER DISPOSAL SYSTEMS WHERE SEWERS ARE NOT AVAILABLE FOR THE DISPOSAL OF WASTE WATER?			✓	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH THE ROUTINE TRANSPORT, USE, OR DISPOSAL OF HAZARDOUS MATERIALS?				✓
b.	CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT THROUGH REASONABLY FORESEEABLE UPSET AND ACCIDENT CONDITIONS INVOLVING THE RELEASE OF HAZARDOUS MATERIALS INTO THE ENVIRONMENT?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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c.	EMIT HAZARDOUS EMISSIONS OR HANDLE HAZARDOUS OR ACUTELY HAZARDOUS MATERIALS, SUBSTANCES, OR WASTE WITHIN ONE-QUARTER MILE OF AN EXISTING OR PROPOSED SCHOOL?				✓
d.	BE LOCATED ON A SITE WHICH IS INCLUDED ON A LIST OF HAZARDOUS MATERIALS SITES COMPILED PURSUANT TO GOVERNMENT CODE SECTION 65962.5 AND, AS A RESULT, WOULD IT CREATE A SIGNIFICANT HAZARD TO THE PUBLIC OR THE ENVIRONMENT?				✓
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?				✓
f.	FOR A PROJECT WITHIN THE VICINITY OF A PRIVATE AIRSTRIP, WOULD THE PROJECT RESULT IN A SAFETY HAZARD FOR THE PEOPLE RESIDING OR WORKING IN THE AREA?				✓
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 WILDLAND FIRES, INCLUDING WHERE WILDLANDS ARE ADJACENT TO URBANIZED AREAS OR WHERE RESIDENCES ARE INTERMIXED WITH WILDLANDS?			✓	

VIII. HYDROLOGY AND WATER QUALITY

a.	VIOLATE ANY WATER QUALITY STANDARDS OR WASTE DISCHARGE REQUIREMENTS?			✓	
b.	SUBSTANTIALLY DEplete GROUNDWATER SUPPLIES OR INTERFERE 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 LAND USES FOR WHICH PERMITS HAVE BEEN GRANTED)?			✓	
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?			✓	
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 AN MANNER WHICH WOULD RESULT IN FLOODING ON- OR OFF SITE?			✓	
e.	CREATE OR CONTRIBUTE RUNOFF WATER WHICH WOULD EXCEED THE CAPACITY OF EXISTING OR PLANNED STORMWATER DRAINAGE SYSTEMS OR PROVIDE SUBSTANTIAL ADDITIONAL SOURCES OF POLLUTED RUNOFF?			✓	
f.	OTHERWISE SUBSTANTIALLY DEGRADE WATER QUALITY?			✓	
g.	PLACE HOUSING WITHIN A 100-YEAR FLOOD PLAIN AS MAPPED ON FEDERAL FLOOD HAZARD BOUNDARY OR FLOOD INSURANCE RATE MAP OR OTHER FLOOD HAZARD DELINEATION MAP?			✓	
h.	PLACE WITHIN A 100-YEAR FLOOD PLAIN STRUCTURES WHICH WOULD IMPEDE OR REDIRECT FLOOD FLOWS?			✓	
i.	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?			✓	
j.	INUNDATION BY SEICHE, TSUNAMI, OR MUDFLOW?			✓	

IX. LAND USE AND PLANNING

a.	PHYSICALLY DIVIDE AN ESTABLISHED COMMUNITY?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	CONFLICT WITH APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?				✓
c.	CONFLICT WITH ANY APPLICABLE HABITAT CONSERVATION PLAN OR NATURAL COMMUNITY CONSERVATION PLAN?				✓

X. MINERAL RESOURCES

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?				✓
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?				✓

XI. NOISE

a.	EXPOSURE OF PERSONS TO OR GENERATION OF NOISE IN LEVEL IN EXCESS OF STANDARDS ESTABLISHED IN THE LOCAL GENERAL PLAN OR NOISE ORDINANCE, OR APPLICABLE STANDARDS OF OTHER AGENCIES?			✓	
b.	EXPOSURE OF PEOPLE TO OR GENERATION OF EXCESSIVE GROUND BORNE VIBRATION OR GROUND BORNE NOISE LEVELS?			✓	
c.	A SUBSTANTIAL PERMANENT INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
d.	A SUBSTANTIAL TEMPORARY OR PERIODIC INCREASE IN AMBIENT NOISE LEVELS IN THE PROJECT VICINITY ABOVE LEVELS EXISTING WITHOUT THE PROJECT?			✓	
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?			✓	
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?				✓

XII. POPULATION AND HOUSING

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)?				✓
b.	DISPLACE SUBSTANTIAL NUMBERS OF EXISTING HOUSING NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓
c.	DISPLACE SUBSTANTIAL NUMBERS OF PEOPLE NECESSITATING THE CONSTRUCTION OF REPLACEMENT HOUSING ELSEWHERE?				✓

XIII. PUBLIC SERVICES

a.	FIRE PROTECTION?				✓
b.	POLICE PROTECTION?				✓
c.	SCHOOLS?				✓
d.	PARKS?				✓
e.	OTHER GOVERNMENTAL SERVICES (INCLUDING ROADS)?				✓

XIV. RECREATION

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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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?				✓
b.	DOES THE PROJECT INCLUDE RECREATIONAL FACILITIES OR REQUIRE THE CONSTRUCTION OR EXPANSION OF RECREATIONAL FACILITIES WHICH MIGHT HAVE AN ADVERSE PHYSICAL EFFECT ON THE ENVIRONMENT?				✓

XV. TRANSPORTATION/CIRCULATION

a.	CAUSE AN INCREASE IN TRAFFIC WHICH IS SUBSTANTIAL IN RELATION TO THE EXISTING TRAFFIC LOAD AND CAPACITY OF THE STREET SYSTEM (I.E., RESULT IN A SUBSTANTIAL INCREASE IN EITHER THE NUMBER OF VEHICLE TRIPS, THE VOLUME TO RATIO CAPACITY ON ROADS, OR CONGESTION AT INTERSECTIONS)?				✓
b.	EXCEED, EITHER INDIVIDUALLY OR CUMULATIVELY, A LEVEL OF SERVICE STANDARD ESTABLISHED BY THE COUNTY CONGESTION MANAGEMENT AGENCY FOR DESIGNATED ROADS OR HIGHWAYS?				✓
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?				✓
d.	SUBSTANTIALLY INCREASE HAZARDS TO A DESIGN FEATURE (E.G., SHARP CURVES OR DANGEROUS INTERSECTIONS) OR INCOMPATIBLE USES (E.G., FARM EQUIPMENT)?				✓
e.	RESULT IN INADEQUATE EMERGENCY ACCESS?				✓
f.	RESULT IN INADEQUATE PARKING CAPACITY?				✓
g.	CONFLICT WITH ADOPTED POLICIES, PLANS, OR PROGRAMS SUPPORTING ALTERNATIVE TRANSPORTATION (E.G., BUS TURNOUTS, BICYCLE RACKS)?				✓

XVI. UTILITIES

a.	EXCEED WASTEWATER TREATMENT REQUIREMENTS OF THE APPLICABLE REGIONAL WATER QUALITY CONTROL BOARD?				✓
b.	REQUIRE 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?				✓
c.	REQUIRE OR RESULT IN THE CONSTRUCTION OF NEW STORMWATER DRAINAGE FACILITIES OR EXPANSION OF EXISTING FACILITIES, THE CONSTRUCTION OF WHICH COULD CAUSE SIGNIFICANT ENVIRONMENTAL EFFECTS?				✓
d.	HAVE SUFFICIENT WATER SUPPLIES AVAILABLE TO SERVE THE PROJECT FROM EXISTING ENTITLEMENTS AND RESOURCE, OR ARE NEW OR EXPANDED ENTITLEMENTS NEEDED?				✓
e.	RESULT IN A DETERMINATION BY THE WASTEWATER TREATMENT PROVIDER WHICH SERVES OR MAY SERVE THE PROJECT THAT IT HAS ADEQUATE CAPACITY TO SERVE THE PROJECTS PROJECTED DEMAND IN ADDITION TO THE PROVIDERS				✓
f.	BE SERVED BY A LANDFILL WITH SUFFICIENT PERMITTED CAPACITY TO ACCOMMODATE THE PROJECTS SOLID WASTE DISPOSAL NEEDS?				✓
g.	COMPLY WITH FEDERAL, STATE, AND LOCAL STATUTES AND REGULATIONS RELATED TO SOLID WASTE?				✓

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	DOES THE PROJECT HAVE THE POTENTIAL TO DEGRADE THE QUALITY OF THE ENVIRONMENT, SUBSTANTIALLY REDUCE THE HABITAT OF FISH OR WILDLIFE SPECIES, CAUSE A FISH OR WILDLIFE POPULATION TO DROP BELOW SELF-SUSTAINING LEVELS, THREATEN TO ELIMINATE A PLANT OR ANIMAL COMMUNITY, REDUCE THE NUMBER OR RESTRICT THE RANGE OF A RARE OR ENDANGERED PLANT OR ANIMAL OR ELIMINATE IMPORTANT EXAMPLES OF THE			✓	
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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	MAJOR PERIODS OF CALIFORNIA HISTORY OR PREHISTORY?				
b.	DOES THE PROJECT HAVE IMPACTS WHICH ARE INDIVIDUALLY LIMITED, BUT CUMULATIVELY CONSIDERABLE? (CUMULATIVELY CONSIDERABLE MEANS THAT THE INCREMENTAL EFFECTS OF AN INDIVIDUAL PROJECT ARE CONSIDERABLE WHEN VIEWED IN CONNECTION WITH THE EFFECTS OF PAST PROJECTS, THE EFFECTS OF OTHER CURRENT PROJECTS, AND THE EFFECTS OF PROBABLE FUTURE PROJECTS).			✓	
c.	DOES THE PROJECT HAVE ENVIRONMENTAL EFFECTS WHICH CAUSE SUBSTANTIAL ADVERSE EFFECTS ON HUMAN BEINGS, EITHER DIRECTLY OR INDIRECTLY?				✓

DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2010-582-ND** and the associated case(s), **CPC-2010-581-CA**.

ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) cityplanning.lacity.org/ or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
ERICK LOPEZ	City Planning Associate	(213) 978-1243	03/12/2010

Impact?	Explanation	Mitigation Measures
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APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	<p>The Ordinance would affect permitted development within or adjacent to a valued focal or panoramic vista or within view of designated scenic highways, corridors, or parkways and therefore any construction activity may have a potential impact. Where these scenic vistas are identified, it is presumed that policies are already in place to protect them and this proposal would not change any existing provisions. Through implementation of existing Scenic Highways Plans, Community Plans, and the Los Angeles Municipal Code, as well as specific plans and other applicable overlays, potential impacts to scenic vistas and viewsheds would be mitigated on a case-by-case basis. Furthermore, provisions within the proposed Ordinance would further limit the size/scale of structures in the City's Hillside Areas through new FAR, height, and grading regulations. The proposal will result in development which is more compatible than the existing regulations with the hillside environment. Therefore, the Ordinance will have a less than significant impact on scenic vistas.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The Ordinance would affect permitted development within or adjacent to a valued scenic resources and therefore any construction activity may have a potential impact. Where any known scenic resources are identified, it is presumed that policies are already in place to protect them and this proposal would not change any existing provisions. Through implementation of existing Scenic Highways Plans, Community Plans, and the Los Angeles Municipal Code, as well as specific plans and other applicable overlays, potential impacts to scenic resources would be mitigated on a case-by-case basis. Furthermore, provisions within the proposed Ordinance would further limit the size/scale of structures in the City's Hillside Areas through new FAR, height, and grading regulations. The proposal will result in development which is more compatible than the existing regulations with the hillside environment. Therefore, the</p>

Impact?	Explanation	Mitigation Measures
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		Ordinance will have a less than significant impact on scenic resources.	
c.	NO IMPACT	The proposed Ordinance would reduce the maximum amount of development, and introduce incentives for more articulated structures, as well as grading activity which involves the least amount of surface alteration and/or retains or reflects the natural topography. The proposed Ordinance would also modify the existing height regulations to allow/encourage terracing of structures. If adopted, the Ordinance would have a net positive impact on the visual character of single-family residential neighborhoods in designated Hillside Areas by directly addressing the massing of buildings in single-family residential zones in the hillside as well as minimize grading activity that has the potential to deteriorate the natural terrain. Ultimately, the proposal would prevent large box-like homes that are out-of-scale with the surrounding community. No direct negative impact would occur as a result of the provisions in question.	
d.	NO IMPACT	The Ordinance is expected to reduce the potential for new sources of light or glare that would adversely affect day or nighttime views in the Hillside Areas. As discussed under Sections I.a and b (above), impacts to nighttime views of scenic vistas or resources would be mitigated through implementation of various adopted City ordinances, policies and plans. No impact would occur.	

II. AGRICULTURAL RESOURCES

a.	NO IMPACT	The proposed code amendment would not apply to agricultural land zoned A1 or A2, and only applies to residential properties zoned R1, RS, RE, or RA. Moreover, no rezoning is proposed as part of this project and would therefore not result in the conversion of existing farmland. Although the RA zone permits farming (excluding animal raising) as an incidental use, it is intended to be primarily developed with one-family dwellings. The R1, RS, and RE zones do not prohibit minor gardens which may produce some incidental agricultural resources for individual property owners; however, these gardens do not provide any significant commercial agriculture value. Therefore the Ordinance will not substantially impact or reduce the amount	
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Impact?	Explanation	Mitigation Measures
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of Prime Farmland.

b.	NO IMPACT	<p>The Ordinance will not conflict with existing zoning for agricultural use as the code amendments only apply to development standards on single-family residential lots within the Hillside Area. Existing uses permitted within agricultural zones will remain. Incidental uses in single-family residential neighborhoods will be subject to the current applicable code provisions for uses other than single-family. Furthermore, this Ordinance does not propose any zone changes which may result in the loss of any existing property with an existing Williamson Act Contract. No impact would occur.</p>	
c.	NO IMPACT	<p>The Ordinance will not directly or indirectly result in the conversion of Farmland because no rezoning is proposed. Per Sections 12.05 A1 and 12.06 A1 of the LAMC, uses such as one-family dwellings, public parks and community centers, and golf courses are permitted uses on agricultural zoned land. Any conversion of A1 or A2 zoned Farmland to a non-agricultural use not permitted by the zone would require an entitlement request and a discretionary action through a Zone Variance, or Zone Change and General Plan Amendment. Although the RA zone permits farming (excluding animal raising) as an incidental use, it is intended to be primarily developed with one-family dwellings. Therefore, the Ordinance will not result in or accelerate the conversion of Prime Farmland.</p>	

III. AIR QUALITY

a.	NO IMPACT	<p>The Ordinance does not alter the density or intensity of use of single-family zoned areas and therefore, it will not conflict or interfere with the implementation of the SCAQMD or the existing Congestion Management Plan. Individual projects are also not expected to conflict with nor obstruct implementation of the SCAQMD or Congestion Management Plan. The Ordinance is not proposing to change construction activity; therefore, construction-related air quality impacts will not go above current levels as a result of this Ordinance.</p>	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed Ordinance applies only to single-family residential properties which are not considered substantial sources of pollution or air quality violations. Additionally, no change in density is proposed and therefore not adding to the number of single-family residences contributing to any existing conditions.	
c.	NO IMPACT	The proposed Ordinance applies only to single-family residential properties which are not considered substantial sources of pollution or air quality violations. The Ordinance is not likely to result in a net increase in new construction; therefore, it is unlikely to result in a considerable net increase in criteria pollutants. The Ordinance will result in a reduction in the maximum residential floor area and grading limits, and as a result the scope of construction activity could potentially lessen cumulative construction impacts.	
d.	NO IMPACT	The proposed Ordinance applies only to single-family residential properties which are not considered substantial sources of pollution or air quality violations. The Ordinance will result in a reduction in the maximum residential floor area and grading limits, and as a result the scope of construction activity could potentially lessen cumulative construction impacts. Therefore, the Ordinance is unlikely to directly or indirectly expose sensitive receptors to substantial pollutant concentrations.	
e.	NO IMPACT	The Ordinance applies only to single-family residential properties which are not considered substantial point sources of objectionable odors. The Ordinance will result in a reduction in the maximum residential floor area and grading limits, and as a result the scope of construction activity could potentially lessen cumulative impacts of individual single-family projects. Therefore, the Ordinance is unlikely to result in new sources of objectionable odors affecting a substantial number of people.	

IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	The proposed Ordinance will maintain the existing residential zoning and land use designations, and therefore are not expected to create any new activity that would further interfere with or impede the use of any known or unknown habitats as well as any species recognized by the California Department of Fish and Game	
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Impact?	Explanation	Mitigation Measures
	<p>or U.S. Fish and Wildlife Service. Although there are vacant lots within the proposed project area that may contain remnant grassland habitat, they are generally located in a developed and urbanized region and are mostly segmented and lack the continuity that is consistent with those known to support any candidate, sensitive, or special-status species. As is typically done, for future improvements to (or construction of) single-family residences which exceed the proposed limits, each individual project will be subject to CEQA standards, when appropriate, and evaluated for proximity to designated Significant Ecological Areas (SEA) within the respective Community Plan Areas.</p>	
b. NO IMPACT	<p>The proposed Ordinance will maintain the existing residential zoning and land use designations, and therefore would not be expected to create any new activity that would have a substantial adverse effect on any riparian habitat or sensitive natural community recognized by the City or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Although there are vacant lots within the proposed project area that may contain natural drainage courses, they are generally located in a developed and urbanized region and are mostly segmented and lack the continuity that is consistent with those known to support any candidate, sensitive, or special-status species.</p>	
c. LESS THAN SIGNIFICANT IMPACT	Individual projects will be evaluated for proximity to	
d. NO IMPACT	<p>The proposed Ordinance will maintain the existing residential zoning and land use designations, and therefore would not be expected to create any new activity that would have a substantial adverse effect on any native resident or migratory fish, migratory wildlife corridors, or wildlife species. Although there are vacant lots within the proposed project area that may contain remnant grassland habitat or natural drainage courses, they are generally located in a developed and urbanized region and are mostly segmented and lack the continuity that is consistent with those known to support any candidate, sensitive, or special-status species. As is typically done, for future improvements to (or construction of)</p>	

Impact?	Explanation	Mitigation Measures
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		single-family residences which exceed the proposed limits, each individual project will be subject to CEQA standards, when appropriate, and evaluated for proximity to designated Significant Ecological Areas (SEA) within the respective Community Plan Areas.	
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e.	NO IMPACT	The proposed Ordinance would not conflict with any local policies or ordinances protecting biological resources, such as tree preservation policies, such as the City of Los Angeles Oak Tree Preservation Ordinance and the City of Los Angeles Protected Tree Ordinance. Individual single-family residential projects will remain subject to preservation, relocation and replacement of protected trees pursuant to Articles 2 and 7 of Chapter 1 and Article 6 of Chapter IV and Section 96.303.5 of the Los Angeles Municipal Code.	
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f.	NO IMPACT	The proposed Ordinance may apply to areas located within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. However, the provisions would not propose any changes that would result in a change in density or intensity of use. Individual residential projects will be evaluated for their proximity to habitat(s) consistent with those supporting rare, threatened or endangered species. Therefore, the proposed Ordinance is not anticipated to adversely affect special status wildlife, sensitive habitats, or wildlife dispersal or migration corridors.	
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V. CULTURAL RESOURCES

a.	NO IMPACT	The proposed Ordinance will apply in current and proposed Historic Preservation Overlay Zones and City designated Historic-Cultural Monuments. Each project within an HPOZ area will be required to mitigate any potential environmental impacts to a level of insignificance by following the Secretary of the Interior's standards for Historical Resources as approved by the Cultural Heritage Commission prior to Planning Department sign-off.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The proposed Ordinance does not involve a change in density or changes of use, and therefore is not expected to have additional foreseeable impacts on archaeological resources. For individual single-family residential projects, when a site is found to contain any	
c.	NO IMPACT	The proposed Ordinance does not propose a change in density or changes of use, and therefore is not expected to directly impact paleontological resources or unique geologic features. If any paleontological materials are encountered during the course of construction of individual projects, construction would be halted, and the services of a paleontologist would be required to be secured by contacting the Center for Public Paleontology - USC, UCLA, Cal State Los Angeles, Cal State Long Beach, or the County Museum to assess the resources and evaluate the impact, as is standard procedure.	
d.	NO IMPACT	The proposed Ordinance does not include any provisions dealing with the discovery of human remains and will therefore not interfere with the treatment of human remains, including those interred outside of formal cemeteries. Subsequent to the adoption of the Ordinance, any individual project which is in close proximity to any known or potential prehistoric or historic burial sites will be required to ensure that disturbance resulting from construction is minimal. In the event that a human bone or any other human remains are discovered during the construction of individual projects, the procedures described in Section 7050.5 of the Health and Safety code would be followed. The property owner or his/her representatives (i.e. architect, contractor, etc.) would be required to notify the Los Angeles County Coroner. If the Coroner determines that the remains are those of a Native American, the applicant would be required to notify the Native American Heritage Commission by phone within 24 hours. Following notification of that organization, the procedures described in Section 5097.94 and Section 5097.98 of the California Public Resources Code would be followed.	

VI. GEOLOGY AND SOILS

Impact?	Explanation	Mitigation Measures
a.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore would not expose people or structures to additional potential substantial adverse effects, including the risk of loss, injury or death. Future single-family residential projects may potentially fall within existing Alquist-Priolo Earthquake Fault Zoning Areas, but is not expected to result in an increase in development near existing fault lines. Additionally, due to the intense seismic environment of Southern California, there is always a potential for blind trust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. Therefore, with the incorporation of seismic mitigation measures, a less than significant impact is anticipated.</p>	
b.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore would not expose people or structures to additional substantial adverse effects, including the risk of loss, injury or death involving seismic ground shaking. However, the proposal is not expected to result in an increase in development near existing fault lines. Additionally, due to the intense seismic environment of Southern California, there is always a potential for blind trust faults, or otherwise unmapped faults that do not have a surface trace, to be present. New development will be required to comply with the seismic safety requirements in the California Building Code (CBC) and the California Geological Survey Special Publication 117 (Guidelines for Evaluating and Mitigating Seismic Hazards in California [1997]), which provide guidance for evaluating and mitigating earthquake-related hazards as approved by the Los Angeles Department of Building and Safety. Therefore, with the incorporation of seismic mitigation measures, a less than significant impact is</p>	

Impact?	Explanation	Mitigation Measures
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anticipated.

c.	LESS THAN SIGNIFICANT IMPACT	<p>According to the Seismic Hazards Map of Los Angeles Quadrangle, the proposed project area does contain properties that may be subject to liquefaction, therefore there is a possibility that people or structures may be exposed to potential substantial adverse effects, including the risk of loss, injury or death involving seismic-related ground failure, including liquefaction if not built according to Code. The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore would not expose additional people or structures to the adverse affects of seismic-related ground failure. However, any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving the rupture of a known and unknown earthquake faults or seismic-related ground failure (including the effects of liquefaction). Although some existing residentially-zoned properties are located within mapped liquefaction zones, projects within these areas will be reviewed individually and will be required to meet the existing levels of safety. A Geotechnical Investigation Report is required for each proposed development project within the Hillside Area to determine whether seismic-related ground failure, including liquefaction, may be a hazard to the project. Furthermore, new development will be required to comply with the requirements of the CBC and Los Angeles Municipal Code (LAMC), and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, Los Angeles Department of Building and Safety, and the Department of Public Works according to their applicable codes and specifications regarding seismic considerations, which would be enforced through plan review and inspections during construction. Compliance with these requirements would provide an acceptable level of safety and substantially lessen the effect</p>
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Impact?	Explanation	Mitigation Measures
d.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>According to the Seismic Hazards Map of Los Angeles Quadrangle, the proposed project area does contain properties that may be subject to slope failure (aka landslides), therefore there is a possibility that people or structures may be exposed to potential substantial adverse effects, including the risk of loss, injury or death involving slope failure if not built according to Code. The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore would not expose additional people or structures to the adverse affects of landslide activity. However, any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving the rupture of a known and unknown earthquake faults or seismic-related ground failure (including the effects of slope failure). Similarly, wildfires along with subsequent heavy rainfall also has the potential of exposing people and/or structures to potentially substantial adverse effects involving the slope failure both in known and unknown landslide areas. Although some existing residentially-zoned properties are located within mapped landslide areas, projects within these areas will be reviewed individually and will be required to meet the existing levels of safety. A Geotechnical Investigation Report is required for each proposed development project within the Hillside Area to determine whether slope failure may be a hazard to the project. Furthermore, new development will be required to comply with the requirements of the CBC and LAMC, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, Los Angeles Department of Building and Safety, and the Department of Public Works according to their applicable codes and specifications regarding slope failure, which would be enforced through plan review and inspections during construction.</p>	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore is not expected to result in increased soil erosion or the further loss of topsoil. Due to the proposed reduction in floor area and grading limits, the provisions are more likely to reduce, rather than increase, the amount of grading necessary for new construction of single-family homes. All grading activities would require grading permits from the City of Los Angeles Department of Building and Safety, which would be conditioned to include requirements and Best Management Practices (BMPs) designed to limit the potential erosion impacts to acceptable levels. BMPs include scheduling excavation and grading activities during dry weather, as feasible, and covering stockpiles of excavated soils with tarps or plastic sheeting to help reduce soil erosion due to grading and excavation activities. Additionally, grading approval letters issued by the Los Angeles Department of Building and Safety's Grading Division will include additional erosion control mitigation measures. By using these tools and practices and grading mitigation measures, less than significant impacts would occur related to erosion or loss of top soil.</p>	
f.	LESS THAN SIGNIFICANT IMPACT	<p>According to the Seismic Hazards Map of Los Angeles Quadrangle, the proposed project area does contain properties that are located on soil that is unstable which may be subject to landslide, lateral spreading, subsidence, liquefaction, or collapse. Therefore there is a possibility that people or structures may be exposed to potential substantial adverse effects, including the risk of loss, injury or death involving the failure of unstable soil. The proposed code amendments are not expected to effect or aggravate current seismic and geological conditions. Moreover, any development that occurs within the geographical boundaries of Southern California has the potential of exposing people and/or structures to potentially substantial adverse effects involving the rupture of a known and unknown earthquake faults, strong seismic ground shaking, seismic-related ground failure (including the effects of liquefaction), or landslides. A Geotechnical Investigation Report will be</p>	

Impact?	Explanation	Mitigation Measures
	<p>Geotechnical Investigation Report will be required for each project proposed to determine whether the development of an individual property will result in the failure of unstable soil. New development would typically be constructed on deepened foundation systems consisting of friction piles and grade beams supported by underlying bedrock when deemed necessary by the Los Angeles Department of Building and Safety. The Los Angeles Department of Building and Safety will review the Geotechnical Investigation Report prepared for each new development and deem whether the report is acceptable provided certain conditions are complied with during site development. New development would comply with the requirements of the CBC and LAMC, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department and the Department of Public Works according to their applicable codes and specifications. Therefore, a less than significant impact is anticipated.</p>	
g. LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance does not involve and zone changes or changes to the existing density, and therefore would not increase development or aggravate existing conditions in areas with expansive soil. A Geological Investigation Report will be prepared for proposed development on individual lots and would include design recommendations for the foundations, slabs on grade, and the retaining walls to mitigate these conditions. As discussed previously, the Los Angeles Department of Building and Safety Building will review the Geotechnical Investigation Report and deem whether the report is acceptable provided certain conditions are complied with during site development. New development would be required to comply with the CBC and LAMC, and will be reviewed by various City departments, including but not limited to, the Los Angeles Fire Department, the Los Angeles Department of Building and Safety Building, and the Department of Public Works according to their applicable codes and specifications. Therefore, a less than significant impact is anticipated.</p>	

Impact?	Explanation	Mitigation Measures
h.	LESS THAN SIGNIFICANT IMPACT	
	<p>The Hillside Area is served by the City of Los Angeles wastewater disposal system. The proposed Ordinance does not involve any zone changes or increases in density, and does not interfere with the City's existing sewer system. New development's wastewater disposal system would tie into the existing sewerlines or where identified to be located by the Bureau of Engineering. However, if the City's existing sewer system does not have the capacity to service future development, individual projects maybe delayed by the Department of Building and Safety until adequate service can be provided. Where septic tanks or other alternative wastewater disposal systems are required or necessary for new development, they will be constructed to the satisfaction of the Bureau of Engineering.</p>	

VII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	<p>The proposed Ordinance applies only to single-family zoned properties in the hillside area. Single-family zoned lots do not require the routine transport, use, or disposal of materials which are flammable or hazardous outside of the day-to-day household materials.</p>	
b.	NO IMPACT	<p>The proposed Ordinance applies only to single-family zoned properties in the Hillside Areas. Operation and maintenance of single-family structures are not expected to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, odor, or waste and would not require the daily use of chemicals outside of the day-to-day household materials. However, short-term impacts may result from the construction of individual residential projects. Sediment resulting from construction activities carries with it work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life. Also, due to the age of the building(s) being demolished, asbestos-containing materials (ACM) may be located in the structure(s). Exposure to ACM during demolition could be hazardous to the health of the demolition workers as well as area residents and employees. However, these impacts can be mitigated to a level of insignificance by complying with the mitigation measures established by the Department of City</p>	

Impact?	Explanation	Mitigation Measures
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		Planning on a project-by-project basis.	
c.	NO IMPACT	Operation and maintenance of single-family structures will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, odor, or waste and would not require the daily use of chemicals outside of the day-to-day household materials. Therefore the proposed Ordinance is not expected to result in emissions of hazardous materials within one-quarter mile of an existing or proposed school or other sensitive receptor.	
d.	NO IMPACT	California Government Code Section 65962.5 requires various State agencies to compile a list of hazardous waste disposal facilities, unauthorized releases from underground storage tanks, contaminated drinking water wells, and solid waste facilities from which there is known migration of hazardous waste and submit such information to the Secretary for Environmental Protection on an annual basis, at a minimum. The proposed Ordinance applies to properties zoned for single-family land use and are designated as Hillside Area. It is unlikely that single-family residential properties contain hazardous materials; however, for future project sites suspected of contamination the property owner and/or applicant will be required to submit a soils report for the property that either states that the site does not contain hazardous materials or, if hazardous materials are present, remediation measures developed for the project site prior to issuance of building permits.	
e.	NO IMPACT	The proposed Ordinance may apply to some single-family neighborhoods within two miles of local airports. However, the provisions will neither result in an increase in construction of single-family homes adjacent to existing public airports nor result in an increased safety hazard for people residing or working in these areas.	
f.	NO IMPACT	The proposed Ordinance does not apply to any single-family neighborhoods within the vicinity of a known private airstrip. However, the provisions will neither result in an increase in construction of single-family homes adjacent to existing private airstrips nor result in an increased safety hazard for people residing or	

Impact?	Explanation	Mitigation Measures
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working in these areas.

g.	LESS THAN SIGNIFICANT IMPACT	<p>The proposal will not change the permitted land uses for the affected properties from the existing residential designation and zoning, and would not increase or decrease the density (number of residential units permitted) within the City's Hillside Areas. The proposed Ordinance would reduce the maximum amount of development, and introduce incentives for more articulated structures, as well as grading activity which involves the least amount of surface alteration and/or retains or reflects the natural topography. As a result, impacts related to construction activity would be reduced by the adoption of these provisions. The development of each individual property is not expected to require any new emergency response plans and emergency evacuation plans specifying the appropriate actions to be undertaken with regard to emergency situations such as warning systems, evacuation plans/procedures, and emergency action plans. Therefore, the approval of the proposal would not impair implementation of, or physically interfere with any emergency response or evacuation plan. Furthermore, any new development will still be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. The requirements in the street improvement and fire safety provisions in the existing hillside regulations will remain unchanged; these regulations are intended to provide for safe vehicle access for public traffic and for basic access to any property by emergency vehicles in case of fire or any other emergency. Any individual development project not meeting these requirements would be required to obtain a discretionary approval which would involve an analysis of any impacts regarding the implementation of, or interference with any adopted emergency response or evacuation plan. Construction activity associated with new development may result in temporary impacts to pedestrians and vehicles when done beyond the limits established by this</p>	
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Impact?	Explanation	Mitigation Measures
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h.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance does not increase the density in the project area beyond what is currently allowed and would therefore not expose additional people or structures to a significant risk of loss, injury or death a result of wildland fires. The proposed project area contains a significant number of parcels that are located within a Very High Fire Hazard Severity Zone and a Fire Brush Clearance Zone. These zones establish regulations for individual projects that ensure that any new development does not expose people and/or structures to a significant loss, injury, or death involving wildland fires, and future individual projects will be required to meet all fire safety requirements of the Department of Building and Safety and the Los Angeles Fire Department. In addition, all construction plans must adhere to Fire and Safety Guidelines for access to emergency services, which will require approval prior to construction. Compliance with applicable requirements regarding the building plans and site access is expected to reduce impacts related to wildland fires to a less than significant level through the incorporation of fire mitigation measures.</p>	
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VIII. HYDROLOGY AND WATER QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance will not change the permitted land uses for the affected properties from the existing residential designation and zoning, and would not increase or decrease the density (number of residential units permitted) within the proposed project area. Therefore the development of each individual property is not expected to increase the amount of discharge beyond a level that has already been accounted for. New development will consist of minimum to low density residential projects in a residential hillside neighborhood. The development of individual properties may result in water runoff that may contain some pollutants common to urban areas, especially those related to automobiles, and may be carried into the storm drains and discharged into the storm water runoff control system; these include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes. However, each project will</p>	
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Impact?	Explanation	Mitigation Measures
	<p>be required to comply with all discharge regulations of the Regional Water Quality Control Board (RWQCB). The construction phase of a new development may also result in erosion and runoff. However, project construction and operations would be required to comply with applicable federal, State, and local regulations, as well as code and permit provisions in order to prevent violation of water quality standards or water discharge requirements. Such regulations include the City of Los Angeles Municipal Code (Chapter IX, Division 70), the National Pollutant Discharge Elimination System (NPDES) regulations, and grading permits from the City of Los Angeles Department of Building and Safety. Therefore, a less than significant impact is anticipated.</p>	
b. LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance would impose size limitations for residential structures, and as a result is expected to reduce the amount of impermeable surfaces which are known to increase run-off and impact groundwater recharge. Individual projects are expected to connect to the City's existing waterworks system and are not likely to result in increased activity in the construction of new water wells and/or pump stations that may be used to tap into existing groundwater supplies or interfere with groundwater recharge. Future increases in demand for water in the City of Los Angeles are proposed to be met primarily by purchasing additional water from Municipal Water District (MWD). Therefore, the proposal is not expected to substantially deplete groundwater supplies or interfere with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. For the development of individual properties, a geologic investigation will likely be conducted for individual project sites and will involve exploratory borings and hand-dug exploratory test pits. The geologic investigation will determine whether evidence of groundwater is encountered at the maximum depth of the explorations, which would identify any potential impacts and would be analyzed on a case-by-case basis. Therefore, new development would not be expected to deplete or degrade groundwater resources or result in a demonstrable</p>	

Impact?	Explanation	Mitigation Measures
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reduction in groundwater recharge capacity.

c. LESS THAN SIGNIFICANT IMPACT

Drainage within the project area will vary from parcel to parcel. The proposed Ordinance does not apply to a specific project site or area, and therefore the provisions would not directly impact any known natural and/or significant drainage features, such as streams or rivers. The construction of new development would increase the amount of impervious surfaces and, therefore, could potentially alter the amount of surface runoff. Although individual projects in designated Hillside Areas may cause minor erosion or siltation on- or off-site over time, they are not expected to result in any substantial quantities. The drainage patterns in the vicinity of individual projects, including the downslope residential lots, are anticipated to remain the same as existing conditions. Furthermore, projects will be required to incorporate stormwater pollution control measures, as required by Ordinance Nos. 172,176 and 173,494 which specify Stormwater and Urban Runoff Pollution Control and require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants will be required to meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Los Angeles Regional Water Quality Control Board, including the City's standard mitigation measures (A copy of the SUSMP can be downloaded at: <http://www.swrcb.ca.gov/rwqcb4/>). Implementation of required water quality management practices would minimize erosion and siltation during construction of new development. A less than significant impact is expected.

d. LESS THAN SIGNIFICANT IMPACT

Drainage within the project area will vary from parcel to parcel. The proposed Ordinance does not apply to a specific project site or area, and therefore the provisions would not directly impact any known natural and/or significant drainage features, such as streams or rivers. The proposed Ordinance will not change the permitted land uses for the affected properties from the existing residential designation and zoning, and would not increase or decrease the density (number

Impact?	Explanation	Mitigation Measures
	<p>of residential units permitted) within the proposed project area, and will not increase the amount of development to a level that would result in substantial alteration of existing drainage patterns beyond a level that has already been accounted for. Moreover, the regulations being introduced by this proposal would impose size limitations for residential structures, and as a result is expected to increase the amount of permeable surfaces which are known to decrease run-off. While any new development on vacant lots could increase the amount of impervious surfaces, and would therefore have the potential to significantly alter the existing drainage pattern of a project site and potentially increase the amount of surface runoff and may result in flooding on- or off-site, the proposed Ordinance would reduce further alteration to existing drainage patterns or decrease the rate or amount of surface runoff of the area in a manner which would not result in substantial flooding on- or off-site than would already occur. Furthermore, projects will be required to incorporate stormwater pollution control measures, as required by Ordinance Nos. 172,176 and 173,494 which specify Stormwater and Urban Runoff Pollution Control and require the application of Best Management Practices (BMPs). Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. Applicants will be required to meet the requirements of the Standard Urban Stormwater Mitigation Plan (SUSMP) approved by Lo</p>	
e.	<p>LESS THAN SIGNIFICANT IMPACT</p> <p>The proposed Ordinance is not expected to create or contribute additional runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff. As described above, a comprehensive drainage system would be designed for new development. Stormwater would be directed towards the adjoining storm drainage systems, which is considered adequate to accommodate any additional runoff due to the increase in the amount of impervious surfaces on the various sites. Therefore, although new development would introduce impervious surfaces to the project area, runoff from the project sites is not anticipated to exceed the capacity</p>	

Impact?	Explanation	Mitigation Measures
	of planned and existing stormwater drainage system. Furthermore, BMPs would be implemented during construction to reduce pollution in stormwater discharge to levels that comply with applicable water quality standards. Implementation of SUSMP requirements would ensure impacts are mitigated to a less than significant level.	
f. LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance is intended to regulate the massing and size of single-family homes and is not expected to degrade water quality. Some pollutants common to urban areas, especially those related to automobiles, are contained in water runoff and may be carried into the storm drains and discharged into the storm water runoff control; these include oil, grease, metals, and hydrocarbons from streets, parking lots, and driveways, dirt from unpaved areas, herbicides, pesticides and fertilizer from landscaped areas and animal wastes. Each individual single-family residential project will be required to comply with all discharge regulations of the Regional Water Quality Control Board (RWQCB).	
g. LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance is regulatory in nature and does not involve changes to existing land uses, and therefore it will not direct the construction of housing to areas mapped on the federal Flood Hazard Boundary or Flood Insurance Rate Map. The proposal will regulate construction of single-family homes or additions to existing single family homes which are already zoned for single-family residential use.	
h. LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance does not involve rezoning of property or changes to existing land uses. It will not direct the construction of housing to areas mapped within a 100-year flood plain, Hazard Boundary or Flood Insurance Rate Map. The proposal will regulate construction of single-family homes or additions to existing single family homes which are presently zoned for single-family residential use.	
i. LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance will not result in a zone change and therefore it is unlikely to direct the construction of housing to areas located near existing levees or dams, or additionally expose people to a significant risk of property loss or death. The proposal is regulatory in nature and	

Impact?	Explanation	Mitigation Measures
	affects the construction of single-family homes or additions to existing single family homes which are presently zoned for single-family residential use.	
j.	LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance is regulatory in nature and affects the construction of single-family homes or additions to existing single family homes which are presently zoned for single-family residential use and therefore it is not expected to result in the increase of housing in areas which are more susceptible to inundation by a seiche, tsunami or mudflow, or additionally expose people to a significant risk of property loss or death.

IX. LAND USE AND PLANNING

a.	NO IMPACT	The proposed Ordinance applies only to single-family residential areas, and does not involve the type of development that would have the potential to physically divide an established community.
b.	NO IMPACT	The primary objective of the Baseline Hillside Ordinance is to establish more effective regulations as they pertain to the size and scale of single-family development on properties which are zoned R1, RS, RE, or RA within the City of Los Angeles' Hillside Areas. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations. The proposed project area is located within the City of Los Angeles and, as such, is subject to planning guidelines and restrictions established by the City of Los Angeles General Plan and the various Community Plans that make up the Land Use Element of the General Plan. On a larger scale, the project area is located within the planning area of the Southern California Association of Governments (SCAG), which is a regional planning organization. The project area is located within the South Coast Air Basin

Impact?	Explanation	Mitigation Measures
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		(Basin) which is within the jurisdiction of the South Coast Air Quality Management District (SCAQMD).General Plan. The proposed Ordinance helps to accomplish the following goals, objectives, and policies of the General Plan Framework:Goal 3B Preservation of the City's stable single-family residential neighborhoods.Objective 3.5 Ensure that the character and scale of stable single-family residential neighborhoods is maintained, allowing for infill development provided that it is compatible with and maintains the scale and character of existing development.Policy 3.5.2 Require that new development in single-family neighborhoods maintains its predomina	
c.	NO IMPACT	The proposed Ordinance does not amend or conflict with any applicable conservation plan or natural community conservation plan, nor does it result in increased development in sensitive ecological areas. The proposal is regulatory in nature and does not involve changes to existing land uses; therefore, will not result in additional construction of housing within any known conservation areas.	

X. MINERAL RESOURCES

a.	NO IMPACT	Pursuant to Section 13.01 of the LAMC, lots designated "O", Oil Drilling District Overlay, throughout Los Angeles, allow for controlled drilling sites and oil wells. However, as this proposed Ordinance applies citywide, any individual project site containing an existing or proposed oil well, would be evaluated as required to ensure that any mineral resources of value to the region and the residents of California would not be lost as a result of the project. The proposal applies to residential zoned lots located in hillside areas and is not expected to result in the further depletion of local mineral resources.	
b.	NO IMPACT	Pursuant to Section 13.01 of the LAMC, lots designated "O", Oil Drilling District Overlay, throughout Los Angeles, allow for controlled drilling sites and oil wells. The proposed Ordinance shall applies Citywide, and as such, no proposed project site is delineated on the City's General Plan, specific plan, nor any other land use plan as a locally-important mineral resource recovery site, therefore	

Impact?	Explanation	Mitigation Measures
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the proposal is not expected to have an impact on the availability of mineral resources

XI. NOISE

a.	LESS THAN SIGNIFICANT IMPACT	<p>The proposed Ordinance does not involve zone changes or changes to the existing land use designations that could affect density or noise levels in single-family neighborhoods. The noise levels in residential land uses are lower than those of commercial or industrial land uses and are unlikely to exceed noise levels established in the General Plan. Individual projects are likely to create a temporary or periodic increase in noise levels during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. By limiting construction hours the corresponding noise will be minimized, thereby reducing any potentially significant impacts to less than significant. The City of Los Angeles has established policies and regulations concerning the generation and control of noise that could adversely affect is citizens and noise sensitive land uses. A significant impact may occur if new development would generate excessive noise that would cause the ambient noise environment at the various development sites in the project area to exceed noise level standards set for in the City of Los Angeles General Plan Noise Element and the City of Los Angeles Noise Ordinance. Regarding construction, the Los Angeles Municipal Code indicates that no construction or repair work shall be performed between the hours of 6:00 p.m. and 7:00 am, since such activities would generate loud noises and disturb persons occupying sleeping quarters in any adjacent dwelling, hotel, apartment or other place of residence. No person, other than an individual home owner engaged in the repair or construction of his/her single-family dwelling, shall perform any construction or repair work of any kind or perform such work within 500 feet of occupied land before 8:00 am or after 6:00 pm on any Saturday or on a federal holi</p>	
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Impact?	Explanation	Mitigation Measures
LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance will not affect land use densities or increase construction activity. Additionally, groundborne noise levels and vibration in residential land uses are lower than those found in commercial or industrial land uses and are unlikely to exceed levels established in the general plan or LAMC. Individual projects are likely to create a temporary or periodic increase in groundborne vibration and/or groundborne noise during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. By limiting construction hours the corresponding noise and vibration will be minimized, as noted above, thereby reducing any potentially significant impacts to less than significant.	
LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance is intended to establish a new limit to the size and scale of single-family residential development in the City's Hillside Areas. Residential land uses near individual development projects within the project area may occasionally be disrupted by construction activity, but would not be considered permanent.	
LESS THAN SIGNIFICANT IMPACT	The adoption of the Ordinance will not result in an increase in construction activity or changes in land use or population density that would raise ambient noise levels in single-family residential areas. Individual projects are likely to create a temporary or periodic increase in ambient noise levels during the construction phase, due to the heavy construction equipment and related construction activity, and could be audible to the closest residents to the project site. However, the duration of construction activities on the proposed site would be short-term. By limiting construction hours the corresponding noise will be minimized, as noted above, thereby reducing any potentially significant impacts to less than significant.	
LESS THAN SIGNIFICANT IMPACT	The proposed Ordinance would not result in the further exposure of people residing or working within an airport land use plan to excessive noise levels. The proposal would not result in a rezoning or reclassification of land located near an existing airport. Existing or proposed	

Impact?	Explanation	Mitigation Measures
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		single-family homes within two miles of a public airport will be subject to the proposed Code Amendments; however, no portion of the provisions would subject new populations to airport noise levels.	
f.	NO IMPACT	The proposed Ordinance would not result in the further exposure of people residing or working in the vicinity of a private airstrip to excessive noise levels. The proposal would not result in a rezoning or reclassification of land located near an existing air strip. Existing or proposed single-family homes in the vicinity of an airstrip are subject to the proposed code amendments; however, no portion of the provisions would subject new populations to excessive noise levels resulting from a nearby airstrip.	

XII. POPULATION AND HOUSING

a.	NO IMPACT	The proposed Ordinance would not: change any existing general plan land use designations; result in any change in the circulation element of the general plan that might indirectly lead to an increase in new home construction beyond the existing capacity; or directly result in a zone change or change of land use. The proposed Ordinance and related code amendments would neither induce nor prevent population growth, and it would not direct population growth to new areas. The proposed Code Amendments are limited to regulating the massing and scale of buildings on lots zoned for single-family residential use.	
b.	NO IMPACT	The proposed Ordinance is not expected to inhibit the construction of new housing, or result in the demolition of existing housing that would necessitate replacement housing elsewhere. The proposal is intended to mitigate the massing and scale of larger-than-average single-family homes.	
c.	NO IMPACT	The proposed Ordinance applies to single-family zoned lots only and it does not involve rezoning or a reclassification of existing land uses. No change in population density is expected to result from the implementation of the proposal and it is unlikely that people would be displaced or that the construction of replacement housing elsewhere would be required.	

XIII. PUBLIC SERVICES

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	<p>The proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the Ordinance is not proposing any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Therefore, new development in the project area would not affect the LAFD's existing level of service. Furthermore, all projects will be required to comply with all applicable State and local codes, ordinances, and guidelines as set forth in the Fire Protection and Fire Prevention Plan and the Safety Plan. In addition, new development would be subject to the site plan review requirements of the LAFD to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Therefore, a less than significant impact is expected on fire protection services.</p>	
b.	NO IMPACT	<p>The proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the proposal does not involve any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Consequently, the changes are not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for police protection.</p>	
c.	NO IMPACT	<p>The proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the proposal does not involve any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Consequently, the changes are not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an increased demand for schools.</p>	
d.	NO IMPACT	<p>The proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the proposal does not involve any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Consequently, the changes are not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in an</p>	

Impact?	Explanation	Mitigation Measures
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increased demand for parks.

e.	NO IMPACT	The proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the proposal does not involve any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Consequently, the changes are not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in any increase in population density that would generate the need to require additional infrastructure or other governmental services.	
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XIV. RECREATION

a.	NO IMPACT	The proposed Ordinance does not involve any zone changes or changes to the existing land use designations, and is not expected to result in a significant increase in population density that would cause or accelerate a substantial physical deterioration of these resources.	
b.	NO IMPACT	The proposed Ordinance does not involve any zone changes or changes to the existing land use designations which would result in an increase in the number of dwelling units, and therefore does not require the construction or expansion of recreational facilities.	

XV. TRANSPORTATION/CIRCULATION

a.	NO IMPACT	The proposed Ordinance applies only to single-family homes and it does not involve any zone changes or changes to existing land use designations which would increase population density in single-family neighborhoods. The proposal is not likely to exacerbate congestion at intersections or result in an increase in the number of vehicle trips. No direct or indirect impacts are expected on existing traffic patterns and road capacity.	
b.	NO IMPACT	Adoption of the proposed Ordinance is not expected to substantially increase population size and vehicular traffic because it does not involve any zone changes or changes to existing land use designations which would increase population density in single-family neighborhoods. Therefore it is not expected to exceed the level of service standard for the existing street system.	

Impact?	Explanation	Mitigation Measures
NO IMPACT	The proposed Ordinance will not generate new housing units and therefore will not increase the number of individuals who would require airline service and/or transportation because it does not involve any zone changes or changes to existing land use designations which would increase population density in single-family neighborhoods.	
NO IMPACT	The proposed Ordinance does not amend the LAMC in any way that would increase the risk of exposure to a design feature such as sharp curves or a dangerous intersection. For individual projects, no permits will be issued unless the project meets the fire and life safety requirements of the applicable local and State codes and the approval of the City of Los Angeles Department of Transportation, Bureau of Engineering, and Department of Building and Safety.	
NO IMPACT	The intent of the proposed Ordinance is to ensure that single-family development is consistent in scale with their respective lot sizes. New development in the proposed project area would not involve any activities that would interfere with or create an impediment to the implementation of an existing emergency response plan; however, construction of new development may result in temporary impacts to pedestrians and vehicles. Furthermore, new development would be subject to the site plan review requirements of the Los Angeles Fire Department (LAFD) to ensure that all access roads, driveways and parking areas would remain accessible to emergency service vehicles. Additionally, all construction plans would be required to adhere to Fire and Safety Guidelines for access to emergency services. New development would, therefore, result in a less than significant impact.	
NO IMPACT	The proposed Ordinance does not propose a change in the amount of parking required by the LAMC for single-family residential projects. Therefore, the proposal is unlikely to impact parking capacity.	
NO IMPACT	The proposed Ordinance is regulatory in nature and applies only to construction of or additions to single-family homes. It does not conflict with any adopted or proposed policies, plans, and programs supporting alternative transportation.	

Impact?	Explanation	Mitigation Measures
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XVI. UTILITIES

a.	NO IMPACT	The proposed Ordinance is not expected to result in an increase in the potential for new home construction or increases in the number of persons per single-family home. Therefore, the proposal is unlikely to result in development which exceeds the current wastewater treatment loads established by the Regional Water Quality Control Board.	
b.	NO IMPACT	The proposed Ordinance is not expected to result in an increase in the potential for new home construction, or a redirection of population growth. Therefore, the proposal is not likely to result in the need for new water or wastewater treatment facilities or expansion of existing facilities servicing single-family homes.	
c.	NO IMPACT	The proposed Ordinance is not expected to result in an increase the potential for new home construction, and therefore result in increased demand on the City's stormwater drainage facilities. The construction of individual single-family homes may be subject to compliance with the Los Angeles County SUSMP requirements.	
d.	NO IMPACT	The proposed Ordinance is not expected to result in an increase in single-family residential development which would require new sources of water supplies or expanded entitlements. Future increases in demand for water in the City of Los Angeles are proposed to be met primarily by purchasing additional water from Metropolitan Water District (MWD). The Department of Water and Power reports that deficiencies in the ability of the water system to provide domestic water supply to Los Angeles.	
e.	NO IMPACT	The proposed Ordinance will not result in an increase in the potential for new home construction, and therefore would not result in increased demand on the City's wastewater treatment facilities. However, if necessary, individual single-family projects may be delayed by the Department of Building and Safety until adequate service can be provided.	
f.	NO IMPACT	The proposed Ordinance will not result in an increase the potential for new home construction, and therefore would not result in increased demand on the City's landfill capacity. However, if necessary, individual single-family projects may be	

Impact?	Explanation	Mitigation Measures
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delayed by the Department of Building and Safety until adequate service can be provided.

g.	NO IMPACT	Solid waste regulations are not within the scope of this Ordinance, therefore the proposed code amendments are not expected to conflict with federal, state, or local statutes and regulations related to solid waste. Moreover, the Ordinance will not result in an increase the potential for new home construction, and therefore would not impact regulations related to solid waste.	
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XVII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	LESS THAN SIGNIFICANT IMPACT	<p>If adopted, the proposed Ordinance will apply to single-family homes in the City's Hillside Areas, and are primarily within heavily urbanized areas. Currently, single-family home construction in the City occurs predominantly on in-fill sites. The proposed Ordinance will not introduce any new, or change existing land uses or density to undeveloped areas that are incompatible with single-family land use. Moreover, the proposal is regulatory in nature and is not expected to result in an increase in the potential for new home construction or direct construction to previously underdeveloped areas. The provisions would not, on its face, have the potential to degrade the quality of the environment, or threaten rare or endangered flora or fauna any more than is already permitted. New development is not expected to degrade the quality of the environment, reduce or threaten any fish or wildlife species (endangered or otherwise), or eliminate important examples of major periods of California history or pre-history. Most single-family development is concentrated in the City's urbanized areas; therefore, it is unlikely that the adoption of this proposal – a regulatory action - will directly cause a native fish or wildlife population to drop below self sustaining levels beyond what is already permitted. Additionally, the changes are not likely to eliminate a plant or animal community because a good number of existing plant forms and animal population have adapted to the urbanized/developed environment or were imported to it. Finally, the Ordinance is not expected to reduce the number or, restrict the range of endangered plants or animals because it does not propose to</p>	
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Impact?	Explanation	Mitigation Measures
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		rezone property such that a further increase in development in sensitive ecological areas would occur, thereby threatening rare or endangered flora or fauna. The project is not expected to eliminate important examples of the major periods of California history or prehistory, and any future single-family developme	
b.	LESS THAN SIGNIFICANT IMPACT	<p>The Los Angeles Municipal Code currently allows for floor areas which are larger than the lots on which they are situated, has height limits that prevent the terracing of structures which would be more effective in terms of aesthetics as well as reducing the potential impact on the existing terrain, and has no limits the grading activity which occurs on any particular property thereby allowing for the major alteration of the City's existing hillsides. The primary objective of the Baseline Hillside Ordinance is to establish more effective regulations as they pertain to the size and scale of single-family development on properties which are zoned R1, RS, RE, or RA within the City of Los Angeles' Hillside Areas. The amendments would result in: a reduction to the existing Floor Area Ratio (FAR); amendments to the existing Single-Family Residential Floor Area definition; changes to the height limits and how they are calculated; creation of new grading regulations; creation of a Hillside Standards Overlay District that would allow individual neighborhoods to adjust the baseline limits to better fit their community's character and scale; and establish or revise discretionary review processes for projects that deviate from the proposed FAR, height, and grading regulations. Therefore, the proposal is expected to result in a reduction in the potential for cumulative impacts for new projects built pursuant to the proposed provisions. Moreover, the proposed Ordinance would not increase the number of dwelling units permitted on a given lot as the proposal does not involve any zone changes, and the proposed code amendments would apply only to properties zoned single-family residential. Consequently, the changes are not expected to substantially increase the number of residents in any given neighborhood and therefore, it is not expected to result in any increase in population density that would generate</p>	

Impact?		Explanation	Mitigation Measures
		the need to require additional infrastructure or other governmental services,	
c.	NO IMPACT	<p>The primary objective of the Baseline Hillside Ordinance is to establish more effective regulations as they pertain to the size and scale of single-family development on properties which are zoned R1, RS, RE, or RA within the City of Los Angeles' Hillside Areas. Projects completed in compliance with the proposed Code Amendments are expected to have fewer environmental impacts than those presently being constructed. Projects which deviate from the proposed regulations would require discretionary approval, will be reviewed for their impacts to the surround neighborhood and the environment on a case-by-case basis, and would be subject to conditions of approval in order to mitigate those effects.</p>	