

Environmental Checklist Form (Initial Study)

County of Los Angeles, Department of Regional Planning



Project title: Compact Lot Subdivision Ordinance / Project No. R2009-00966 / Case No(s). RADV-201200008, RPPL2018005420 (Initial Study)

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

Contact Person and phone number: Tina Fung, Principal Regional Planner, (213) 974 - 6417

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

Project location: Countywide (unincorporated)

APN: N/A *USGS Quad:* N/A

Gross Acreage: Unincorporated areas of Los Angeles County

General plan designation: _____

Community/Area wide Plan designation: _____

Zoning: R-2 (Two-Family Residence), R-3 (Limited Density Multiple Residence), R-4 (Medium Density Multiple Residence)

Description of project: The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in multi-family residential zones. The single-family residential lots, or compact lots, created through the ordinance amendment will be less than the typical minimum area of 5,000 square feet and minimum lot width of 50 feet. No more than eight cumulative compact lots will be allowed to be created on a parcel. The goal of the ordinance amendment is to create opportunities for affordable homeownership, and to promote urban infill development, a diversity of housing types, and neighborhood stability in the unincorporated areas of Los Angeles County.

The proposed project:

1. Amends Title 21 of the Los Angeles County Code to exempt compact lots from the street frontage requirement.
2. Amends Title 21 of the Los Angeles County Code to establish special requirements for compact lot subdivisions. These special requirements include but are not limited to: prohibited areas, additional map contents, maximum number of compact lots, walkways, landscaped buffer and strip, and the requirement of a covenant or agreement.

3. Amends Title 22 of the Los Angeles County Code to establish new development standards for single-family residences on compact lots. These new development standards include but are not limited to: required lot area and lot width, setbacks, floor area, height, private usable open space, landscaping, tree planting, and parking.

4. Amends Title 22 of the Los Angeles County Code to specify where the development of single-family residences on compact lots are conditionally permitted.

Surrounding land uses and setting: Los Angeles County, located in Southern California, consists of a diverse range of topographies including mountains, valleys, deserts, forests, and coastal regions. It is bounded by Kern County to the north, Orange County to the south, San Bernardino County to the east, and Ventura County and the Pacific Ocean to the west. There are 88 incorporated cities within Los Angeles County. More than 65 percent of Los Angeles County is unincorporated (more than 2,600 square miles), and has a population of one million people.

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

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

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

Major projects in the area:

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

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

Responsible Agencies

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

Special Reviewing Agencies

- None
- Santa Monica Mountains Conservancy
- National Parks
- National Forest
- Edwards Air Force Base
- Resource Conservation District of Santa Monica Mountains Area
-

Regional Significance

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

Trustee Agencies

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

County Reviewing Agencies

- DPW

- Fire Department
 - Planning Division
 - Land Development Unit
- Sanitation District
- Public Health/Environmental Health Division: Land Use Program (OWTS), Toxics Epidemiology Program (Noise)
- Sheriff Department
- Parks and Recreation
- Subdivision Committee
-

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

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

On the basis of this initial evaluation:

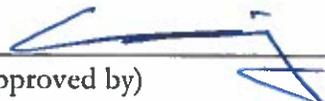
- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions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



 Signature (Prepared by)

8/28/2019

 Date



 Signature (Approved by)

8/28/2019

 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

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

1. AESTHETICS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Have a substantial adverse effect on a scenic vista?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most scenic resources are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on any scenic vista. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots would also be subject to the approval of a Conditional Use Permit. This discretionary process will evaluate potential impacts on scenic vistas through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on scenic vistas are less than significant.

b) Be visible from or obstruct views from a multi-use (equestrian, hiking, and biking) trail?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Of all parcels that are zoned R-2, R-3, and R-4, only four parcels – one in Ladera Heights/Viewpark-Windsor Hills and three in Rowland Heights – are near a multi-use trail and outside of the prohibited areas, making the parcels eligible to be subdivided into compact lots. However, it is unlikely that the four parcels will be further subdivided into compact lots pursuant to this ordinance amendment since all four parcels are currently developed with existing apartment buildings. Furthermore, the ordinance amendment limits all future single-family residences on compact lots to be no more than two stories and 35 feet above grade in height; it is therefore unlikely that any future developments proposed pursuant to this ordinance amendment on these four parcels will be visible from or obstruct views from any multi-use trails. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots is subject to the approval of a Conditional Use Permit. This discretionary process will evaluate potential impacts on any multi-use trails through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on a multi-use trail are less than significant.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. As such, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on scenic resources in undisturbed areas. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any scenic resources through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway are less than significant.

d) Substantially degrade the existing visual character or quality of the site and its surroundings because of height, bulk, pattern, scale, character, or other features?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. The ordinance amendment also requires additional findings to be made as part of the Conditional Use Permit review, with application approved only when it substantiates that the project is designed and configured to provide an appropriate response to the surrounding context. The discretionary process evaluates potential impacts on the visual character or quality of the site and its surroundings through the project-specific initial study, and recommendations will be made at the time of project review. Moreover, new development standards including but not limited to setbacks and number of stories are proposed by this ordinance amendment to further regulate the height, bulk and scale of future developments proposed pursuant to this ordinance amendment. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance on the visual character or quality of the site and its surroundings are less than significant.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment limits all future single-family residences on compact lots to be no more than two stories and 35 feet above grade in height; it is therefore unlikely that any future developments proposed pursuant to this ordinance

amendment will generate shadows of sufficient size to be cast upon nearby sensitive uses. Also, the ordinance amendment includes provisions that regulate onsite exterior lighting in future compact lot subdivisions. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on day or nighttime view through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on day or nighttime views in the area are less than significant.

2. AGRICULTURE / FOREST

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

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	---	----------------------

Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to areas designated or zoned for agricultural uses. Specifically, none of the parcels zoned R-2, R-3, and R-4 are located within an Agricultural Resource Area (ARA). The proposed project therefore would have no impact on Farmland.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to areas designated or zoned for agricultural uses. Specifically, none of the parcels zoned R-2, R-3, and R-4 are located within an Agricultural Resource Area (ARA) or on land with a Williamson Act contract. The proposed project therefore would have no impact on Agricultural Opportunity Areas, land zoned for agricultural use, or land with a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to and would have no impact on forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to forest land and would have no impact on loss or conversion of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment does not apply to Farmland and would therefore have no impact on conversion of Farmland or forest land to non-agricultural or non-forest use.

3. AIR QUALITY

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

<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
---	--	---	----------------------

Would the project:

a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment would not conflict with or obstruct the implementation of applicable air quality plans of either the South Coast AQMD or the Antelope Valley AQMD. The ordinance is consistent with the County’s General Plan and thus within SCAG’s population and vehicle miles traveled (VMT) projections, which are the foundation for the Air Quality Management Plan (AQMP). Specifically, the ordinance amendment implements the General Plan policies by promoting infill development on vacant and underutilized parcels. Furthermore, all future developments proposed pursuant to this ordinance amendment will be subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would conflict with or obstruct implementation of air quality plans, and the impacts by this ordinance amendment are less than significant.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is not anticipated to substantially increase emissions, since infill developments help reduce the distance people need to travel. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on air quality through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment violates any air quality standard or contributes substantially to an existing or projected air quality violation, and the impacts by this ordinance amendment are less than significant.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state

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

ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is not anticipated to result in a cumulatively considerable net increase of air pollutants, since infill developments help reduce the distance people need to travel. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on air quality through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment results in a considerable increase of emissions exceeding pollution thresholds, and the impacts by this ordinance amendment are less than significant.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future developments proposed pursuant to this ordinance amendment will likely be located in existing residential areas. There is a possibility that some of these future developments will expose future residents to pollutants, such as projects located on parcels zoned R-2, R-3, and R-4 that are near an industrial use in communities such as East Los Angeles and Florence-Firestone. However, impacts would be less than significant because the majority of eligible sites (about 83%) are not in proximity to an industrial use. In addition, it is also possible that some future compact lot projects may be located near a freeway, which is another source of pollutants. However, all compact lot subdivisions shall require approval of a tentative tract or parcel map, and the development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any sensitive receptors through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance amendment would expose sensitive receptors to substantial pollutant concentrations, and the impacts by this ordinance amendment are less than significant.

e) Create objectionable odors affecting a substantial number of people?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. It is unlikely that future developments proposed pursuant to this ordinance amendment would produce any objectionable odors. Also, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts of objectionable odors, if any, created by a project through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, it is unlikely that this ordinance

amendment would create any objectionable odors affecting a substantial number of people, and the impacts by this ordinance amendment are less than significant.

4. BIOLOGICAL RESOURCES

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most biological resources, including any species identified as a candidate, sensitive, or special status species are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on these species. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any species and their habitats through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on these species are less than significant.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since most sensitive natural communities are located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on these sensitive natural communities. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the

approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on any sensitive natural communities through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on these sensitive natural communities are less than significant.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, and drainages) or waters of the United States, as defined by § 404 of the federal Clean Water Act or California Fish & Game code § 1600, et seq. through direct removal, filling, hydrological interruption, or other means?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since protected wetlands and waters are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will have an adverse effect on any protected wetlands or waters. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on wetlands and waters, if any, through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment on the protected wetlands and waters are less than significant.

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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since wildlife corridors, habitat linkages, and native wildlife nursery sites are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will interfere substantially with any wildlife movement. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on wildlife movement corridors, if any, through the project-specific initial study, and recommendations will be made at the time of project review. This proposed ordinance amendment does not

approve any new construction. Therefore, any impacts by this ordinance amendment on the movement of any wildlife species are less than significant.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or otherwise contain oak or other unique native trees (junipers, Joshuas, southern California black walnut, etc.)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since oak woodlands and other unique native trees are most likely located within these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will convert oak woodlands or have any impacts on other unique native trees. Moreover, if a compact lot subdivision is proposed on a parcel that contains one or more oak trees and impacts to the oak trees will occur, an Oak Tree Permit shall be required and a site-specific environmental review will be conducted. Accordingly, potential impacts associated with the ordinance amendment to oak woodlands and native trees are less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since the Sensitive Environmental Resource Areas (SERAs) are located within the Coastal Zone, which is one of the prohibited areas, the ordinance amendment does not apply to and would have no impact on the SERAs. Moreover, as no parcels in the Wildflower Reserve Areas or the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment does not apply to and would have no impact on the Wildflower Reserve Areas and the SEAs. Finally, if a compact lot subdivision is proposed on a parcel that contains one or more oak trees and impacts to the oak trees will occur, an Oak Tree Permit shall be required and a site-specific environmental review will be conducted. Therefore, any impacts by this ordinance amendment on other local policies or ordinances protecting biological resources are less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given these prohibited areas, it is unlikely that any future developments proposed pursuant to this ordinance amendment will be located in areas that are subject to an adopted state, regional, or local habitat conservation plan. Therefore, any impacts by this ordinance amendment on any adopted state, regional, or local habitat conservation plan are less than significant.

5. CULTURAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. In the unincorporated areas, there are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots would also be subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects shall comply with the requirements of the Historic Preservation Ordinance. Therefore, impacts by this ordinance amendment on historic resources are less than significant.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any resource that may have existed on a compact lot project site is likely to have been disturbed by previous development. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on archaeological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any resource that may have existed on a compact lot project site is likely to have been disturbed by previous development. Moreover, all compact lot

subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on paleontological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review.

d) Disturb any human remains, including those interred outside of dedicated cemeteries?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since this ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the impact for it is less than significant because any remains that may have existed on a compact lot project site are likely to have been disturbed by previous development. Moreover, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential disturbance on any human remains through the project-specific initial study, and recommendations will be made at the time of project review. In the unlikely event of accidental discovery of human remains, projects are subject to all applicable laws and regulations including notifying the County Coroner and law enforcement.

6. ENERGY

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Conflict with Los Angeles County Green Building Standards Code (L.A. County Code Title 31)?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions developed pursuant to this ordinance amendment are subject to all applicable building standards and requirements. Therefore, the ordinance amendment would not conflict with the Los Angeles County Green Building Standards Code (L.A. County Code Title 31).

b) Involve the inefficient use of energy resources (see [Appendix F](#) of the CEQA Guidelines)?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions developed pursuant to this ordinance amendment would incorporate the efficient energy consumption measures required of by the County Green Building Standards Code, as well as Green Building Standards Code of Title 24 of the California Code of Regulations. Therefore, the impact of this ordinance amendment is less than significant.

7. GEOLOGY AND SOILS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	---	----------------------

Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

Los Angeles County is a seismically active region, so a proposed compact lot subdivision developed pursuant to this ordinance amendment could be developed or placed near a known earthquake fault or active seismic area. If any future project sites are located in close proximity to any known fault trace or designated fault zone, the Department of Public Works will require a geology or geotechnical report. The geology report describes the geology of the project site, while the geotechnical report is a geology report with an additional analysis providing construction standards to be incorporated into the proposed project to address any onsite seismic conditions. The seismic impact to a proposed project will be based on the findings of that report. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geological conditions of the site prior to permit approval.

ii) Strong seismic ground shaking?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

Los Angeles County is a seismically active region, so a proposed compact lot subdivision developed pursuant to this ordinance amendment could be subject to strong seismic shaking. Although any impacts from seismic shaking cannot be entirely avoided, compliance with all state and local building code requirements to ensure structural integrity will minimize those impacts. If any future project sites are located in close proximity to any known fault trace or designated fault zone, the Department of Public Works will require a geology or geotechnical report. The geology report describes the geology of the project site, while the geotechnical report is a geology report with an additional analysis providing construction standards to be incorporated into the proposed project to address any onsite seismic conditions. The seismic impact to a proposed project will be based on the findings of that report. Also, since developments of single-family residences on compact lots

require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geological conditions of the site prior to permit approval.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

A proposed compact lot subdivision developed pursuant to this ordinance amendment could be subject to seismic-related ground failure. Although any impacts from ground failure may not be entirely avoided, compliance with all state and local building code requirements to ensure structural integrity will minimize those impacts. For project sites located within liquefaction zones, the Department of Public Works may require the preparation of a geology or geotechnical report to address any potential concerns related to liquefaction. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo site-specific environmental review of the geologic conditions of the site prior to permit approval.

iv) Landslides?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street.

Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are approximately 460 parcels – located in Ladera Heights/Viewpark-Windsor Hills, East Los Angeles, and Rowland Heights – that are located in a landslide area. Any development would need to comply with all state and local building code requirements to ensure structural integrity. For projects located in designated landslide areas, the Department of Public Works may require the preparation of a geology or geotechnical report to address any potential concerns related to landslides. Also, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo separate site specific environmental review on the geological conditions of the site prior to permit approval.

b) Result in substantial soil erosion or the loss of topsoil?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas. Also, according to the ordinance amendment, a parcel cannot be subdivided into more than eight compact lots. Therefore, projects proposed pursuant to this ordinance amendment will most likely be in urbanized areas and on relatively smaller project sites. These projects will also have to comply with standard

construction practices and onsite runoff requirements to minimize erosion and impacts to topsoil. In addition, since developments of single-family residences on compact lots require a Conditional Use Permit, future projects proposed pursuant to this ordinance amendment will undergo separate site specific environmental review of the geological conditions of the site prior to permit approval. Therefore, the impact of this ordinance amendment is less than significant.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. A soils report detailing project site conditions is required by the Subdivision Map Act and Los Angeles County Code Title 21 for subdivision projects, including compact lot subdivisions. Also, the Department of Public Works may require a geology report, which differs from a soils report, and together, they indicate the nature of the underlying geologic units and soils as well as whether or not they are prone to lateral spreading, subsidence, collapse, or other hazardous condition. Soil and geology reports are usually submitted to the Department of Public Works, and after review of the project and the Subdivision Committee and CUP review process, they indicate whether there is unstable underlying soils/geology and what mitigation measures, if any, are required. Therefore, the impact of this ordinance amendment is less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Projects proposed pursuant to this ordinance amendment are required to comply with the Los Angeles County building code, which includes construction and engineering standards, as well as any additional recommendations developed in tandem with a soils or geology report required by the Department of Public Works. Therefore, the impact of this ordinance amendment is less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public sewer system. All compact lot subdivisions will connect to an existing public sewer system and will result in less than significant impacts. Therefore, the ordinance amendment will also result in less than significant impacts.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, § 22.56.215) or hillside design standards in the County General Plan Conservation and Open Space Element?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street.

Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). However, the proposed compact lot project located within an HMA would be required to be compliant with the HMA Ordinance. Therefore, the impact of the ordinance amendment is less than significant.

8. GREENHOUSE GAS EMISSIONS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	--	---	----------------------

Would the project:

a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As future projects proposed pursuant to the ordinance amendment are subject to the allowable density established by the General Plan and must be consistent with the General Plan goals and policies, the ordinance amendment is consistent with the General Plan, which includes the Community Climate Action Plan (CCAP). Moreover, the ordinance amendment demonstrates compliance with the CCAP by implementing existing initiatives and new actions identified in the CCAP. For example, all future projects proposed pursuant to the ordinance amendment will be subject to Title 31 of the Los Angeles County Code (Green Building Standards Code). Energy efficiency and solar installations would also be encouraged in future projects proposed pursuant to the ordinance amendment. The ordinance amendment is also consistent with Action LUT-6 Land Use Design and Density in the CCAP as it promotes sustainability in land use design. Therefore, the ordinance amendment has less than significant cumulative impact on GHG emissions and climate change.

b) Conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment is consistent with the General Plan land use and zoning as future projects proposed pursuant to the ordinance amendment will be subject to the allowable density established by existing zoning, community plan, or general plan policies. The ordinance amendment is also consistent with the CCAP by implementing existing initiatives and new actions identified in the CCAP. For example, all future projects proposed pursuant to the ordinance amendment will be subject to Title 31 of the Los Angeles County Code (Green Building Standards Code). Energy efficiency and solar installations would also be encouraged in future projects proposed pursuant to the ordinance amendment. The ordinance amendment is also consistent with Action LUT-6 Land Use Design and Density in the CCAP as it promotes sustainability in land use design. Therefore, the ordinance amendment is not anticipated to have any conflicts with any applicable plan, policy, or regulation for the purpose of reducing greenhouse gas emissions.

9. HAZARDS AND HAZARDOUS MATERIALS

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. Nonetheless, since most compact lot projects proposed pursuant to this ordinance amendment will not routinely use or dispose of a significant amount of hazardous materials, the ordinance amendment is not anticipated to create a significant hazard to the public or the environment through the routine transport, storage, production, 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 or waste into the environment?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety

or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. Nonetheless, since most compact lot projects proposed pursuant to this ordinance amendment may use small amounts of hazardous materials but are not likely to result in any accidental condition that could affect the public or the environment. Therefore, the impact is less than significant.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

Hazardous materials are generally defined as any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or future hazard to human health and safety or to the environment if released (California Health and Safety Code (H&SC), §25501(p)). Compact lot subdivisions proposed pursuant to the ordinance amendment may use landscaping chemicals and cleaning solvents on occasion. For future compact lot projects involving demolition of existing buildings, potential impacts will be evaluated and analyzed as part of the project-specific initial study, and depending on the year the structure was constructed, any hazardous materials that may have been used in the construction or operation of that structure will be identified. For older structures, these may include asbestos-containing materials (ACMs) and lead-based paint (LBP) within interior and/or exterior materials and surfaces. Also, based on the age of the onsite buildings, there is a potential for electrical transformers to contain dielectric fluid based on polychlorinated biphenyls (PCBs) as well as fluorescent light fixtures that may also contain PCBs. Studies such as a Phase I Environmental Site Assessment may be required to determine the presence of hazardous materials. While all compact lot subdivisions proposed pursuant to this ordinance amendment will be located within one-quarter mile of sensitive uses, it is unlikely that a potentially significant amount of hazardous materials or hazardous conditions would exist on these project sites given that these sites are currently zoned and used for residential uses. Therefore, it is unlikely that the ordinance amendment would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses. Therefore, the impact is less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit.

It is unlikely that any future compact lot project sites that are currently zoned and used for residential uses would be on any established list of contaminated sites. For potential sites that may have any existing non-conforming commercial uses, particularly those that date back to the 1970s or earlier, there could be a potential source of hazardous materials. For future compact lot projects proposed on sites that are/were used for commercial activities, the project sites will be evaluated and analyzed as part of the project-specific initial study, and any hazardous materials onsite and/or on surrounding parcels will be identified.

The California Department of Toxic Substances (DTSC) oversees the cleanup of disposal and industrial sites that have resulted in contamination of soil and groundwater. In close cooperation with the United States Environmental Protection Agency, DTSC administers both state and federal hazardous waste programs including the Resource Conservation and Recovery Act (RCRA), the Comprehensive Environmental Response, Compensation, and Liability Act ((CERCLA, 42 U.S.C §9601-9675), the Toxic Substances Control Act (TSCA) and a number of other state and federal bodies of law dealing with hazardous materials and the environment. The Envirostor database lists properties regulated by DTSC where extensive investigation and/or cleanup actions are planned or have been completed at permitted facilities and clean-up sites. Per County requirements, any sites with issues regulated by DTSC must be remediated and remedied before new development is allowed to occur. This ordinance amendment does not preclude any new development from remediating onsite hazards prior to development, and it is not expected to result in a significant hazard to the public and environment. Therefore, impacts are less than significant.

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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some future projects proposed pursuant to the ordinance amendment may be located near airports. However, all future compact lot projects will be subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Most potential project sites are also currently developed with similar residential uses with comparable densities. Therefore, all future projects proposed pursuant to the ordinance amendment would not introduce any uses or densities considered to be incompatible in proximity to an airport, and impacts are less than significant.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. There are currently 11 private

airstrips, one private seaplane base, and 138 heliports registered with FAA in the County. Since none of the parcels zoned R-2, R-3 or R-4 are in proximity to a private airstrip, no future projects proposed pursuant to the ordinance amendment will be located within the vicinity of a private airstrip. Therefore, there will be no impact since no future compact lot projects will be located within the vicinity of a private airstrip.

g) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As future projects proposed pursuant to the ordinance amendment are subject to the allowable density established by the General Plan and must be consistent with the General Plan goals and policies, the ordinance amendment is consistent with the General Plan, which includes the Safety Element. Also, although some future projects proposed pursuant to this ordinance amendment may be located along or in the vicinity of an identified disaster response route, given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), impacts are less than significant as it is unlikely that these projects would impede the use of any disaster response route or field facility.

h) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a Very High Fire Hazard Severity Zones (Zone 4)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. Therefore, there will be no impact since no future compact lot projects will be located in these areas.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. Future projects proposed pursuant to the ordinance amendment may be located in a High Fire Hazard Severity Zone. However, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit. This discretionary process evaluates whether a project site has adequate access, and recommendations will be made at the time of project review. This proposed ordinance amendment does not approve any new construction. Therefore, any impacts by this ordinance amendment are less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment may be located in an area with inadequate water supply and/or pressure to meet fire flow requirements. However, such projects would be required to comply with all of the requirements of the Los Angeles County Fire Code, which sets requirements for developments in areas with inadequate water supply or pressure for sufficient firefighting activities. The requirements may include upgrading the nearby infrastructure or providing an onsite fire suppression system. Compliance with these requirements would reduce impacts to a less than significant level. Therefore, the impact of this ordinance amendment is less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment prohibits parcels that are within a Very High Fire Hazard Severity Zone to be further subdivided into compact lots. It is possible that there would be uses that have the potential to cause a dangerous fire hazard in the vicinity of a future compact lot project site. For example, in communities such as East Los Angeles and Florence-Firestone, there may be future project sites that are near an industrial use that has the potential for dangerous fire hazard. However, impacts would be less than significant because the majority of eligible sites (about 83%) are not in proximity to an industrial use. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any potential fire hazards in the proximity will be identified. While installation of fire sprinklers is required in all newly constructed single-family residences, possible mitigation measures, such as upgrading existing fire suppression infrastructure and installing new fire hydrants may reduce impacts to a less than significant level.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed or maintained in accordance with this ordinance amendment would not be the source of any dangerous fire hazard as the facilities will not involve storage, use, and/or transportation of flammable chemicals and other combustible materials other than everyday commercial household products. Therefore, the impacts are anticipated to be less than significant.

10. HYDROLOGY AND WATER QUALITY

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

Would the project:

a) Violate any water quality standards or waste discharge requirements?

Los Angeles County is split between two water quality regions: the Los Angeles Region and the Lahontan Region. Each regional board prepares and maintains a Basin Plan, which identifies water quality objectives to protect all beneficial uses of the waters of that region. The objectives detailed in the Basin Plan range from controlling the amount of oxidized ammonia in inland surface waters to regulating the mineral quality of ground waters. The Basin Plans achieve the identified water quality objectives through implementation of Waste Discharge Requirements (WDRs). These water quality objectives are achieved by employing three strategies for addressing water quality issues: control of point source pollutants, control of nonpoint source pollutants, and remediation of existing contamination.

Point sources of pollutants are well-defined locations at which pollutants flow into water bodies (discharges from wastewater treatment plants and industrial sources, for example). These sources are controlled through regulatory systems including permitting under California’s Waste Discharge Requirements and the National Pollutant Discharge Elimination System (NPDES) program; permits are issued by the appropriate Regional Water Quality Control Board and may set discharge limitation or other discharge provisions. Any proposed project that would connect to this wastewater system would not include any point-source discharges itself but would need to comply with all applicable wastewater treatment standards maintained by the Regional Water Quality Control Board as part of obtaining the applicable WDR or NPDES permit. Therefore, no proposed project that connects to the municipal wastewater treatment system would violate any water quality standards or discharge requirements related to point sources. Since the ordinance amendment only allows parcels served by a public sewer system to be subdivided into compact lots, all future compact lot projects would connect to a municipal wastewater treatment system and therefore would not violate any water quality standards or discharge requirements related to point sources.

Nonpoint sources of pollutants are typically derived from project site runoff caused by rain or irrigation and have been classified by the United States Environmental Protection Agency (USEPA) into one of the following categories: agriculture, urban runoff, construction, hydromodification, resource extraction, silviculture (forestry cultivation), and land disposal, according to the Basin Plan for the Los Angeles Regional Water Quality Control Board. This type of pollution is not addressed by the same regulatory mechanisms used to control point sources. Instead, California’s Nonpoint Source Management Plan describes a three-tiered approach including the voluntary use of Best Management Practices, the regulatory enforcement of the use of Best Management Practices, and effluent limitations. Generally speaking, each Regional Water Quality Control Board implements the least restrictive tier until more stringent enforcement is necessary.

In the unincorporated areas, all proposed projects are required to comply with the requirements of the Low-Impact Development Ordinance in order to control and minimize potentially polluted runoff. All future compact lot projects shall be required to comply with these requirements in order to obtain construction permits and certificates of occupancy. As such, they would not impact any nonpoint source requirements. Finally, remediation of existing pollutants emanating from the project site and accumulating in the local ground water or nearby water bodies is conducted by the RWQCBs through a number of programs. These

programs include the monitoring of underground storage tanks, wells, spills, leaks, aboveground petroleum storage tanks, United States Departments of Defense and Energy sites, and toxic pits. Given that all future potential compact lot project sites are currently zoned and/or used for residential uses, in most cases, none of these would exist on the project sites and remediation of existing pollutants would not be needed. In cases where any of these exist on a project site, remediation will be required before the proposed compact lot project can obtain building permits. Because the proposed project would be required to remediate any contamination emanating from the project site prior to project development, the proposed projects will be compliant with the applicable remediation requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

The first part of this question is concerned with whether or not the proposed project would substantially deplete ground water supplies. Since the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public water system, future projects proposed pursuant to this ordinance amendment would obtain their water from retail providers. As such, the ordinance amendment does not impact local ground water supplies.

The second part of this question deals with groundwater recharge and whether or not the proposed project would prevent surface water from infiltrating into subterranean aquifers. Since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites are likely already paved or covered with impervious surfaces. Nonetheless, it is possible that some future sites may be undeveloped, in which case an impact to groundwater recharge would occur as these future projects would result in an increase in the amount of impervious surfaces on the project sites relative to current onsite conditions, thus preventing water from infiltrating into the groundwater table over a larger area. To ensure adequate amount of permeable surfaces on future project sites, the ordinance amendment requires all perimeter yards along public streets to be permeable, with at least 75% of that area landscaped with drought-tolerant plants. The ordinance amendment also requires all other areas not covered by building, parking areas, driveways, walkways, or private usable open space to be landscaped with drought-tolerant plants. Therefore, future projects proposed pursuant to the ordinance amendment are likely to result in the same or a greater amount of pervious surfaces. As such, in regards to the infiltration of surface water, the impact of the ordinance amendment is less than significant.

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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots

in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed pursuant to the ordinance amendment would likely result in a minimal change to the drainage pattern since most projects would involve some amount of grading or paving. The Los Angeles Regional Water Quality Control Board addresses onsite drainage through its construction, industrial, and municipal permit programs. These permits require measures to minimize or prevent erosion and reduce the volume of sediments and pollutants in a project's runoff and discharges based upon the size of the project site. The specific permit(s) and measures applicable to a proposed project as well as compliance with the County's Standard Urban Stormwater Mitigation Plan (SUSMP) for reducing erosion or siltation will be determined in consultation with the Department of Public Works. The National Pollutant Discharge Elimination System, the County's Low Impact Development Ordinance, and the Los Angeles County Stormwater Ordinance, which also employ measures to reduce the amount of polluted runoff, are similarly implemented by the Department of Public Works. In addition, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, any potential impacts to the drainage pattern resulting in erosion or siltation will be identified, and mitigations may be required.

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Compact lot subdivisions developed pursuant to the ordinance amendment would likely result in a minimal change to the drainage pattern since most projects would involve some amount of grading or paving, and minimal water buildup may occur on- or offsite. All compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, any potential impacts to the drainage pattern resulting in flooding will be identified, and mitigations may be required. In addition, as future projects proposed pursuant to this ordinance amendment shall comply with all requirements of the Low Impact Development Ordinance for managing and minimizing the amount of runoff leaving the project site, impacts may be reduced.

e) Add water features or create conditions in which standing water can accumulate that could increase habitat for mosquitoes and other vectors that transmit diseases such as the West Nile virus and result in increased pesticide use?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment does not contain any provisions that would prohibit any water features proposed as part of a compact lot subdivision, so it is possible that some future projects proposed pursuant to the ordinance amendment may add water features or create conditions in which standing water can accumulate. However, given the small lot

sizes, it is unlikely that features such as swimming pools or fountains would be proposed on these compact lots. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future projects will be evaluated and analyzed as part of the project-specific initial study, any proposed water features or conditions in which standing water can accumulate will be identified, and mitigations may be required.

f) 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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites may have existing impervious surfaces, in which case a proposed project may not result in an increase in runoff emanating from the project site relative to existing conditions. In addition, stormwater runoff in future projects proposed pursuant to the ordinance amendment would be regulated by the National Pollutant Discharge Elimination System (NPDES) permit, the County LID ordinance, and the County's stormwater ordinance. Each of these regulates how stormwater runoff that emanates from a particular plot of land or development is to be handled, be it retained onsite, infiltrated, or directed to the stormdrain system. Furthermore, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require the approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future projects will be evaluated and analyzed as part of the project-specific initial study. Depending on the volume of water that is expected to runoff the project site and the remaining capacity in the existing or planned stormdrain system, mitigation measures, if needed, will be determined in consultation with the Department of Public Works.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the lot sizes and the maximum number of cumulative compact lots allowed to be created on a parcel of land, the area of disturbance would likely be less than one acre, the National Pollutant Discharge Elimination System (NPDES) Construction General Permit would therefore not apply to the constructions associated with a compact lot subdivision proposed pursuant to this ordinance amendment. For future projects subject to the Construction General Permit, the applicant must file Permit Registration Documents, including a Notice of Intent and a Stormwater Pollution Prevention Plan. Because all proposed projects must comply with these requirements, no project would result in a potentially significant impact. Since it is unlikely that all contaminants would be prevented from leaving a project site through runoff, most future compact lot projects would result in a less than significant impact.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The Los Angeles County Low Impact Development Ordinance is designed to promote sustainability and improve the County's watersheds by preserving drainage paths and natural water supplies in order to '...retain, detain, store, change the timing of, or filter stormwater or runoff.' As all future compact lot subdivisions proposed pursuant to this ordinance amendment would be required to comply with the requirements of the Low Impact Development Ordinance, the ordinance amendment would not result in any impacts.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As compact lot subdivisions are not allowed in the Coastal Zone, it is unlikely that future compact lot projects would impact any Area of Special Biological Significance.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment prohibits compact lot subdivisions on parcels that are not served by a public sewer system. All compact lot subdivisions will connect to an existing public sewer system and will not involve the use of a septic tank or other private sewage disposal system. Therefore, the ordinance amendment results in no impacts.

k) Otherwise substantially degrade water quality?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As addressed above in questions a, f, and i, since the ordinance amendment only allows parcels served by a public sewer system to be subdivided into compact lots, all future compact lot projects would connect to a municipal wastewater treatment system and therefore would not violate any water quality standards or discharge requirements related to point sources. All proposed projects also are required to comply with the requirements of the Low-Impact Development Ordinance in order to control and minimize potentially polluted runoff. As such, they would not impact any nonpoint source requirements. In addition, stormwater runoff in future projects

proposed pursuant to the ordinance amendment would be regulated by the County LID Ordinance, and the County's Stormwater Ordinance. Finally, as compact lot subdivisions are not allowed in the Coastal Zone, it is unlikely that future compact lot projects would impact any Area of Special Biological Significance. Therefore, this ordinance amendment is unlikely to substantially degrade water quality, and that the impacts would be less than significant.

l) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, or within a floodway or floodplain?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the permitted zones and prohibited areas set forth in the ordinance amendment, nearly all potential compact lot project sites are outside of a designated 100-year flood hazard plain. Therefore, the impact is less than significant.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given the permitted zones and prohibited areas set forth in the ordinance amendment, nearly all potential compact lot project sites are outside of a designated 100-year flood hazard plain. Therefore, the impact is less than significant.

n) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some of the potential compact lot project sites, such as those in Florence-Firestone, Walnut Park, Willowbrook, and East Rancho Dominguez, are located within a dam inundation area. Compact lot subdivisions could expose people or structures to injury or death involving flooding as a result of the failure of a levee or dam. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential sites are likely to be developed where human habitation already exists. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any potential flood hazards will be identified. Therefore, the ordinance amendment has less than significant impact on exposing people or structures to risk of loss, injury or death involving flooding as a result of the failure of a levee or dam.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. While there are no potential compact lot project sites located within a tsunami inundation area, some of the potential compact lot project sites are located within areas subject to inundation by seiche or mudflow. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential sites are likely to be developed where human habitation already exists. Also, all compact lot subdivisions proposed pursuant to this ordinance amendment shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. Future project sites will be evaluated and analyzed as part of the project-specific initial study, and any hazards due to inundation by seiche or mudflow will be identified. The ordinance only provides for the same density as what already exists within the allowed zones. Therefore, the ordinance amendment has less than significant impact on placing structures in areas subject to inundation by seiche, tsunami, or mudflow.

11. LAND USE AND PLANNING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Physically divide an established community?**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. To physically divide an established community, a project must have sufficient bulk and impenetrability to result in an actual barrier to circulation. Examples of these types of projects include vacating existing roads, trails, or footpaths, constructing new freeways and rail lines, as well as constructing new flood control channels. Since the ordinance amendment would not create any developments with capacity to physically divide an established community, no impacts result.

b) **Be inconsistent with the applicable County plans for the subject property including, but not limited to, the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans?**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment is an Implementation Program (Program #8) of the Housing Element 2014-2021. It implements the following policies in the Housing Element:

- Policy 1.2: Mitigate the impacts of governmental regulations and policies that constrain the provision and preservation of housing for low and moderate income households and those with special needs.
- Policy 3.1: Promote mixed income neighborhoods and a diversity of housing types throughout the unincorporated areas to increase housing choices for all economic segments of the population.

The ordinance amendment is also consistent with the following General Plan goals and policies:

- Goal LU 4: Infill development and redevelopment that strengthens and enhances communities.
- Policy LU 4.1: Encourage infill development in urban and suburban areas on vacant, underutilized, and/or brownfield sites.
- Policy LU 4.2: Encourage the adaptive reuse of underutilized structures and the revitalization of older, economically distressed neighborhoods.
- Goal LU 5: Vibrant, livable and healthy communities with a mix of land uses, services and amenities.
- Policy LU 5.1: Encourage a mix of residential land use designations and development regulations that accommodate various densities, building types and styles.
- Goal LU 10: Well-designed and healthy places that support a diversity of built environments.
- Policy LU 10.3: Consider the built environment of the surrounding area and location in the design and scale of new or remodeled buildings, architectural styles, and reflect appropriate features such as massing, materials, color, detailing or ornament.

- Policy LU 10.4: Promote environmentally-sensitive and sustainable design.
- Policy M 2.9: Encourage the planting of trees along streets and other forms of landscaping to enliven streetscapes by blending natural features with built features.
- Policy M 2.11: In urban and suburban areas, promote the continuity of streets and sidewalks through design features, such as limiting mid-block curb cuts, encouraging access through side streets or alleys, and promoting shorter block lengths.
- Policy PS/F 1.1: Discourage development in areas without adequate public services and facilities.

In addition, all future projects proposed pursuant to the ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, the ordinance amendment is consistent with the General Plan, specific plans, local coastal plans, area plans, and community/neighborhood plans.

c) Be inconsistent with the County zoning ordinance as applicable to the subject property?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Both the Subdivision Code and the Zoning Code will be amended accordingly to ensure that the new development standards and regulations for compact lot subdivisions and the single-family residences on compact lots will be internally consistent with the rest of the existing Subdivision and Zoning Codes. Therefore, the ordinance amendment is consistent with the County Code.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). Therefore, most potential compact lot subdivision project sites are outside of an HMA. If, however, a project site is located in an HMA, the proposed compact lot project would be required to be compliant with the HMA Ordinance. Moreover, as no parcels in the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment does not apply to and would have no impact on the SEAs. Therefore, the impact of the ordinance amendment is less than significant.

12. MINERAL RESOURCES

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given the permitted zones and prohibited areas set forth in the ordinance amendment, the majority of future potential compact lot project sites are located outside of a Mineral Resources Zone (MRZ-2). However, since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, most of these sites may already be developed. Therefore, the ordinance amendment would not 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, and the impact is less than significant.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Given the permitted zones and prohibited areas set forth in the ordinance amendment, the majority of future potential compact lot project sites are located outside of a Mineral Resources Zone (MRZ-2). However, since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, most of these sites may already be developed. Therefore, the ordinance amendment would not result in the loss of availability of a locally-important mineral resource recovery site, and the impact is less than significant.

13. NOISE

	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Potentially Significant Impact</i>			

Would the project result in:

a) Exposure of persons to, or generation of, noise levels in excess of standards established in the County General Plan or Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate noises during construction, operations (e.g., air conditioning systems), and maintenance (e.g., lawn mowing). Future projects proposed pursuant to this ordinance may also expose future residents to noise sources such as highways, rail lines, airports, heavy urban street noise, and school noise. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential compact lot project sites are likely to be developed where human habitation already exists. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, the ordinance amendment would therefore not increase the projected levels for major sources of noise set forth in the General Plan EIR. Also, all future compact lot projects are subject to the Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08). The ordinance amendment would not result in exposure of persons to, or generation of, noises levels in excess of standards established in the General Plan or Noise Ordinance, and therefore, the impacts are less than significant.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate noises during construction, operations (e.g., air conditioning systems), and maintenance (e.g., lawn mowing). Future projects proposed pursuant to this ordinance may also expose future residents to noise and vibration sources such as rail and truck traffic. However, since the ordinance amendment is a strategy to encourage infill development and redevelopment in existing communities and urbanized areas, many of the potential compact lot project sites are likely to be developed where human habitation already exists. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, the ordinance amendment would therefore not increase the projected levels for major sources of noise set forth in the General Plan EIR. Also, all future compact lot projects will also be subject to the Noise Ordinance (Los Angeles County Code, Title 12, Chapter 12.08). The ordinance amendment would not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels, and therefore, the impacts are less than significant.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from parking areas?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate new permanent noises, such as vehicle noise from the parking-only lot as well as from onsite HVAC systems. However, given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), impacts are less than significant as it is unlikely that these projects would result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the projects.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project, including noise from amplified sound systems?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Future projects proposed pursuant to this ordinance amendment would generate temporary or short-term noises, such as construction noise. However, all future compact lot projects proposed pursuant to the ordinance amendment will be subject to the County Noise Ordinance. Therefore, the impacts are less than significant as it is unlikely that these projects would result in 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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Some future projects proposed pursuant to the ordinance amendment may be located within an airport land use plan or within two miles of a public airport or public use airport. Some measures such as soundproofing the facility may be necessary depending on the extent of the airport or aircraft noise in the area. Compliance with the County Noise Ordinance, and soundproofing, if necessary, make the impacts less than significant. Also, all future compact lot projects are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Most potential project sites are currently developed with similar residential uses with comparable densities. Therefore, the impacts of the ordinance amendment are less than significant.

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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. There are no parcels zoned R-2, R-3 or R-4 located in proximity to a private airstrip, and no future projects proposed pursuant to the ordinance amendment will be located within the vicinity of a private airstrip. Therefore, there will be no impact since no future compact lot projects will be located within the vicinity of a private airstrip.

14. POPULATION AND HOUSING

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely that the ordinance amendment would not induce substantial population growth and the impacts are less than significant.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Given that compact lot subdivisions are allowed in the multi-family residential zones, it is possible that a compact lot project would displace an existing residential use. However, due to the small scale of these compact lot projects and the fact that most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels, it is unlikely that future compact lot projects would displace substantial numbers of existing housing. As such, the impact of this ordinance amendment is less than significant.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels that have an existing single-family residence to be demolished or remained as one of the future compact lot homes. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely that any existing large-scale apartments would be demolished as a result of future compact lot projects. It is also unlikely that these small-scaled compact lot projects, including any construction activities, would cause the relocation of people on adjacent parcels. Therefore, it is unlikely that future compact lot projects would displace substantial numbers of people. As such, the impact of this ordinance amendment is less than significant.

d) Cumulatively exceed official regional or local population projections?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Most future projects proposed pursuant to the ordinance amendment would likely involve vacant parcels, or underutilized parcels. Given the small scale of these future projects (no more than eight cumulative compact lots created on a parcel), it is unlikely to exceed official regional or local population projections. Moreover, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, all future compact lot projects should be consistent with the County's population projection. As such, the ordinance amendment would not cumulatively exceed official regional or local population projections, and there will be no impact.

15. PUBLIC SERVICES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire protection?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, future compact lot subdivisions are unlikely to place any additional demand on existing fire resources or increase response times from the Fire Department beyond what is currently expected for the local communities. The ordinance amendment also prohibits compact lot subdivisions on parcels that are within a Very High Fire Hazard Severity Zone where demand on fire protection is critical. In addition, all future compact lot projects shall be required to be in compliance with the requirements of the County’s Fire Code (Title 32), and new developments located in certain geographic areas of the County (Malibu/Santa Monica Mountains, Santa Clarita Valley, and the Antelope Valley) shall be required to contribute its fair share to the County’s Developer Fee Program which is in effect in only those areas. Therefore, impacts on capacity or service levels are less than significant.

Sheriff protection?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Also, these future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, impacts are less than significant as future compact lot subdivisions proposed pursuant to the ordinance amendment would add new permanent residents to project sites, but not enough to substantially reduce service ratio, which is approximately one officer for every 1,000 residents within a community the County Sheriff’s Department serves.

Schools?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas in Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Further, given the potentially smaller size of the single-family residences on compact lots, most permanent residents in these future projects are likely to be of smaller households with fewer or no children. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map, development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit, and are subject to school fees, which mitigates any potential impacts. Therefore, impacts would be less than significant as future compact lot subdivisions proposed pursuant to the ordinance amendment would generate a net increase in the school-age population, but the schools serving the project sites would likely have sufficient capacity to accommodate the increase.

Parks?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units in the vicinity, but the increase is not likely to substantially increase the number of people being served by nearby parks such that the parkland-to-population ratio would be reduced. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map and compliance with the Quimby Act, which requires subdividers to mitigate any recreational impacts by dedicating park spaces, paying an in-lieu fee, or doing a combination of both. Development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit. As such, the impact is less than significant.

Libraries?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units in the vicinity, but the increase is not likely to substantially increase the number of people being served by the local libraries, reducing the library space per capita ratio or the library material items per capita ratio. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map, development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit, and are subject to library fees, which mitigates any potential impacts. As such, the impact is less than significant.

Other public facilities?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, most future compact lot projects would result in some net increase in the onsite population as these projects would increase the number of residential units, but the increase is not likely to substantially increase the number of people being served by various public facilities. Moreover, all future compact lot subdivisions shall require approval of a tentative tract or parcel map and development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As such, the impact is less than significant.

16. RECREATION

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

a) **Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?**

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, impacts are less than significant for most future compact lot projects, which would only generate a small amount of additional activities in nearby neighborhood or regional parks, and would not result in substantial physical deterioration of the facilities.

b) **Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?**

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment does not include any recreational component. Also, all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects will also be small-scaled, as no more than eight cumulative compact lots will be allowed to be created on a parcel. Moreover, all future compact lot subdivisions are subject to the Quimby Act, which requires subdividers to mitigate any recreational impacts by dedicating park spaces, paying an in-lieu fee, or doing a combination of both. Therefore, impacts are less than significant for most future compact lot projects.

c) **Would the project interfere with regional open space connectivity?**

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas for Los Angeles County. Since potential compact lot project sites are mostly located within urbanized areas and currently zoned for multi-family residential uses, future projects proposed pursuant to this ordinance amendment would likely not interfere with regional open space connectivity. Therefore, the impacts are less than significant.

17. TRANSPORTATION/TRAFFIC

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) **Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?**

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Furthermore, the General Plan is consistent with other regional transportation plans, such as the Southern California Association of Governments (SCAG) Regional Transportation Plan. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment is also consistent with the General Plan and other regional transportation plans, which emphasize the expanded use of public transportation and other modes, since public transportation systems are usually more accessible in urbanized areas. Specifically, the ordinance amendment is consistent with Goal M5 of the General Plan, which calls for “land use planning and transportation management that facilitates the use of transit.” As such, the ordinance amendment would not conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation and relevant components of the circulation system. The impact is therefore less than significant.

b) **Conflict with an applicable congestion management program (CMP), including, but not limited to, level of service standards and travel demand measures, or other standards established by the CMP for designated roads or highways?**

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

The Los Angeles County Metropolitan Transportation Authority (Metro) administers the County’s Congestion Management Program (CMP). The CMP is a tool used to link land use decisions with their impact to the regional transportation system. For purposes of the CMP, 160 intersections in Los Angeles County have been identified for monitoring along with 81 key freeway segments. These intersections and freeway segments are included in General Plan EIR and are assessed as part of the General Plan Land Use Growth Analysis.

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since all future developments

proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend, these future projects would be accounted for in the General Plan Environmental Impact Report (EIR) in regards to impacts to the CMP intersections and freeway segments. As such, the ordinance amendment does not conflict with the CMP, and the impact is less than significant.

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?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment would not impact air travel patterns as it would not result in any development that either increases demand for air travel services or results in the development of structures sufficient enough in height that flight paths need to be altered, or necessitates a change in location that results in substantial safety risks. Impacts would therefore be less than significant.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As part of this discretionary process, Department of Public Works (DPW) identifies measures to reduce any hazards, such as project redesign, the installation of a stop sign or stop light, or the installation of mirrors on driveways. Also, since all potential compact lot project sites are zoned for multi-family residential uses, this ordinance amendment does not introduce any new incompatible uses, as residential uses are already permitted within these zones. Many of these potential sites are already developed with residential uses on the ground. Therefore, the ordinance amendment would not substantially increase hazards due to a design feature or incompatible uses, and the impact is less than significant.

e) Result in inadequate emergency access?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. The ordinance amendment includes provisions to ensure adequate emergency access to individual compact lots. For example, according to the ordinance amendment, projection is prohibited when a private driveway is designated a fire lane by the Fire Department. The ordinance amendment also requires a covenant or agreement to be recorded in the office of the County Registrar-Recorder/County Clerk, with provisions prohibiting parking on fire lanes where required by the Fire Department. Also, the Fire Department may require additional width for the walkways within a subdivision project site and/or to the subdivision project site from the sidewalk along the project frontage for fire personnel access. Furthermore, all compact lot subdivisions would require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. As part of this discretionary process, the Fire Department reviews the

project design to determine if there is any adverse effect on emergency access. Therefore, the ordinance would not result in inadequate emergency access, and the impact is less than significant.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, the ordinance amendment is consistent with the General Plan, which emphasizes the expanded use of public transportation and encourages biking and pedestrian activities. Specifically, the ordinance amendment includes provisions that would help create a pedestrian-friendly built environment. For instance, according to the ordinance amendment, a street-fronting lot shall not be used as a parking-only lot. Other pedestrian-friendly provisions include requiring walkways within a subdivision project site as well as walkways to the subdivision project site from the sidewalk along the project frontage. Where a walkway is located along a private common driveway, the ordinance amendment also requires a landscaped strip separating the walkway from the driveway, and the use of design elements to clearly differentiate the walkway from the driveway. Also, onsite tree planting is required within the perimeter front yard. Therefore, the ordinance amendment would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. As such, the impact is less than significant.

18. TRIBAL CULTURAL RESOURCES

	<i>Less Than Significant</i>		
<i>Potentially Significant Impact</i>	<i>Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

There are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources of cultural value to a California Native American tribe, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects will need to comply with the requirements of the Historic Preservation Ordinance. Finally, in order to be in compliance with Assembly Bill (AB) 52, the County is providing contact information for California Native American tribes that request in writing to be informed when the County, as the lead agency under the California Environmental Quality Act, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County is also maintaining a list of California Native American Tribes, which have requested formal notification. These tribes will be notified within 14 days of a determination that the proposed project is complete. Therefore, impacts by this ordinance amendment on historic resources of cultural value to a California Native American tribe is less than significant.

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

**the lead agency shall consider the significance of
the resource to a California Native American tribe.**

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County.

There are 31 identified structures and resources on federal and state historical registers, and the majority is comprised either of historic routes or architecturally significant residential structures. All compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on historic resources of cultural value to a California Native American tribe, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Also, all proposed compact lot subdivision projects will need to comply with the requirements of the Historic Preservation Ordinance. Finally, in order to be in compliance with Assembly Bill (AB) 52, the County has provided contact information for California Native American tribes that requested in writing to be informed when the County, as the lead agency under the California Environmental Quality Act, considers projects in the geographic area that is traditionally and culturally affiliated with the tribe. The County is also maintaining a list of California Native American Tribes, which have requested formal notification. These tribes will be notified within 14 days of a determination that the proposed project is complete. Therefore, impacts by this ordinance amendment on historic resources of cultural value to a California Native American tribe is less than significant.

19. UTILITIES AND SERVICE SYSTEMS

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
--	---	--	---	----------------------

Would the project:

a) Exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public sewer system may not be subdivided into compact lots. All public wastewater disposal (sewer) systems are required to obtain and operate under the terms of an NPDES (National Pollution Discharge Elimination System) permit, which is issued by the local Regional Water Quality Control Board (RWQCB). Since all municipal wastewater treatment facilities are required to obtain NPDES permits from the RWQCB, any compact lot subdivision project would also be required to comply with the same standards imposed by the NPDES permit because all future compact lot projects would be required to connect to such a public system. As such, these connections would ensure the project's compliance. These future compact lot projects will also be small-scaled since no more than eight cumulative compact lots will be allowed to be created on a parcel. Therefore, future projects proposed pursuant to the ordinance amendment would not exceed wastewater treatment requirements of either the Los Angeles or Lahontan Regional Water Quality Control Boards, and there would be no impact upon wastewater treatment requirements.

b) Create water or wastewater system capacity problems, or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public sewer system may not be subdivided into compact lots. As such, all future compact lot projects would be required to connect to a public system. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create water or wastewater system capacity problems. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the water or wastewater system capacity by individual projects. Therefore, the ordinance amendment has less than significant impacts on water or wastewater system capacity.

c) Create drainage system capacity problems, or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since the ordinance amendment is a strategy that encourages infill development and redevelopment in established communities and urbanized areas, many future potential compact lot project sites are likely already paved or covered with impervious surfaces. Nonetheless, it is possible that some future sites may be undeveloped, in which case an impact to an existing storm water drainage system would occur as these future projects would result in an increase in the amount of impervious surfaces on the project sites relative to current onsite conditions. To ensure adequate amount of permeable surfaces on future project sites, the ordinance amendment requires all perimeter front and corner side yards along public streets to be permeable, with at least 75% of that area landscaped with drought-tolerant plants. The ordinance amendment also requires all other areas not covered by building, parking areas, driveways, walkways, or private usable open space to be landscaped with drought-tolerant plants. Finally, future compact lot projects will be subject to the County's Low Impact Development (LID) Ordinance. Therefore, future projects proposed pursuant to the ordinance amendment are likely to result in the same or a greater amount of pervious surfaces. The ordinance amendment results in an impact that is less than significant.

d) Have sufficient reliable water supplies available to serve the project demands from existing entitlements and resources, considering existing and projected water demands from other land uses?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. According to the ordinance amendment, parcels not served by a public water system may not be subdivided into compact lots. As such, all future compact lot projects would be required to connect to a public system. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create water supply capacity problem. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the water supply capacity by individual projects. Therefore, retail water providers would likely be able to accommodate future compact lot projects' projected consumption. The ordinance amendment has less than significant impacts on water supply capacity.

e) Create energy utility (electricity, natural gas, propane) system capacity problems, or result in the construction of new energy facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. In addition, future projects proposed pursuant to the ordinance amendment would be subject to state and local building codes and would be required to provide energy saving measures to further reduce the amount of energy consumed by these projects. Moreover, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that the ordinance amendment would create energy utility system capacity problems. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the energy utility system capacity by individual projects. Therefore, energy utility providers would likely be able to accommodate future compact lot projects' projected consumption. The ordinance amendment has less than significant impacts on energy utility system capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. Since no more than eight cumulative compact lots will be allowed to be created on a parcel, these future compact lot projects will be small-scaled. In addition, most potential project sites are currently developed with similar residential uses with comparable densities. All future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. Therefore, it is unlikely that future projects proposed pursuant to the ordinance amendment would significantly impact solid waste disposal capacity. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary process evaluates potential impacts on the solid waste disposal capacity by individual projects. Therefore, existing landfills would likely be able to accommodate future compact lot projects' solid waste disposal needs. The ordinance amendment would have less than significant impacts on solid waste disposal capacity.

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment will not preclude future projects from complying with federal, state, and local statutes and regulations related to solid waste. Specifically, in order to obtain approvals and building permits, all future compact lot projects must be consistent with all applicable solid waste regulations, including the Integrated Waste Management Plan (IWMP). Therefore, the ordinance amendment results in no impact.

20. MANDATORY FINDINGS OF SIGNIFICANCE

	<i>Potentially Significant Impact</i>	<i>Less Than Significant Impact with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and urbanized areas, a parcel or parcels of land shall not be subdivided into compact lots if the parcel(s) being subdivided: 1) have any portion located within a Very High Fire Hazard Severity Zone; 2) have any portion located within a Coastal Zone; 3) are not served by a public water system; 4) are not served by a public sewer system; or 5) do not front a highway or a public street. Since the Sensitive Environmental Resource Areas (SERAs) are located within the Coastal Zone, which is one of the prohibited areas, the ordinance amendment does not apply to and would have no impact on the SERAs. Moreover, none of the parcels in the Wildflower Reserve Areas or the Significant Ecological Areas (SEAs) are zoned R-2, R-3, or R-4, the ordinance amendment therefore does not apply to and would have no impact on the Wildflower Reserve Areas and the SEAs. Out of about 37,900 parcels that are zoned R-2, R-3, and R-4 and outside of the prohibited areas, there are about 4,730 parcels that are, in whole or in part, located in a designated Hillside Management Area (HMA). Therefore, most potential compact lot subdivision project sites are outside of an HMA. If, however, a project site is located in an HMA, the proposed compact lot project would be required to be compliant with the HMA Ordinance. Similarly, other applicable standards and regulations protective of the environment, such as the Oak Tree Ordinance, also apply in conjunction with the ordinance amendment. Moreover, since all compact lot subdivisions require approval of a tentative tract or parcel map, and development of single-family residences on compact lots are also subject to the approval of a Conditional Use Permit, the discretionary process evaluates potential impacts on the environment and biological resources, if any, through the project-specific initial study, and recommendations will be made at the time of project review. Therefore, the proposed ordinance amendment's potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory is less than significant.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?

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

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots

in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. As a strategy that encourages infill development and redevelopment in established communities and existing urbanized areas, the ordinance amendment is consistent with the long-term environmental goal of reducing GHG emissions. The ordinance amendment is also consistent with the long-term goal of promoting sustainability in land use design by encouraging a diversity of housing types. Therefore, the proposed project's potential to achieve short-term environmental goals to the disadvantage of long-term environmental is less than significant.

c) Does the project have impacts that are individually limited, but cumulatively considerable?
("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment does not change the allowable density, and all future developments proposed pursuant to this ordinance amendment are subject to the allowable densities specified by the land use designations in the General Plan, area plan, or community plan land use legend. These future projects have therefore been accounted for in the General Plan EIR. Also, most potential project sites are developed with similar residential uses with comparable densities. Therefore, the proposed project's potential to create cumulatively considerable impacts is less than significant.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

The proposed project is an ordinance amendment to the Los Angeles County Code, Title 21 (Subdivisions) and Title 22 (Planning and Zoning), to allow the creation of smaller fee-simple, single-family residential lots in Zones R-2, R-3, and R-4 in the unincorporated areas of Los Angeles County. This ordinance amendment does not change the allowable density, and it does not result in any residential development in areas where human habitation is not already anticipated to occur and planned. Most potential project sites are developed with similar residential uses with comparable densities. Additionally, all compact lot subdivisions shall require approval of a tentative tract or parcel map. Development of single-family residences on compact lots are subject to the approval of a Conditional Use Permit. This discretionary review process evaluates any potential impacts on both the residents of a future compact lot project and residents and other users on surrounding properties. This discretionary process also ensures that various services are available and adequate for future residents in the compact lot projects. Therefore, the proposed project's potential to cause any substantial adverse effects on human beings, either directly or indirectly, is less than significant.

