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CITY PLANNING
200 N. SPRING STREET, ROOM 525
LOS ANGELES, CA 90012-4801
AND
6262 VAN NUYS BLVD., SUITE 351
VAN NUYS, CA 91401

CITY PLANNING COMMISSION

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CALIFORNIA



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www.planning.lacity.org

DATE : OCT 06 2011

Planning and Land Use Management Committee
Council of the City of Los Angeles
City Hall, Room 395
Los Angeles, CA 90012

ATTN: Michael Espinosa, Legislative Assistant

CITY PLAN CASE NO. 2011-1330-CA

Transmitted herewith is a proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.

On September 22, 2011, following a public hearing, the City Planning Commission approved the proposed ordinance (attached) and recommended its adoption by the City Council. Adopted the Findings; adopted the Negative Declaration (ENV-2011-1331-ND); and adopted the staff report as its report on the subject.

This action was taken by the following vote:

Moved: Freer
Seconded: Lessin
Ayes: Hovaguimian, Kim, Roschen
Absent: Burton, Cardoso, Romero, Woo

Vote: 5-0



James K. Williams, Commission Executive Assistant II
City Planning Commission

Attachments: Proposed Ordinance, Findings

City Planner: Thomas Rothmann

cc: Adrienne Khorasanee and Amy Brothers, Deputy City Attorneys, Land Use Division

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Section 12.24 and adding Section 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Sec. 1. Paragraph 6 of Subsection X of Section 12.24 is amended to read:

6. Certified Farmers' Markets. A Zoning Administrator may, upon application, permit the operation of certified farmers' markets, as defined in Section 1392.2, Title 3, of the California Administrative Code, ~~subject to these limitations in any R Zone.~~

~~(a) Certified farmers markets are allowed in the following zones:~~

~~(1) An A Zone, including the RA Zone;~~

~~(2) The C Zones, excluding the CM Zone;~~

~~(3) The P Zone;~~

~~(4) The M Zones, excluding the MR1 and MR2 zones;~~

~~(5) Any R Zone, provided the property is paved and fully improved and used as a main parking lot incidental to, and serving a church, school or philanthropic institution as defined in Section 12.03; and~~

~~(6) A public park provided its use as a certified farmer's market has first been approved by the Board of Recreation and Park Commissioners of the City of Los Angeles.~~

~~(b) (a) Application.~~ Each application shall be referred for review to the ~~Councilperson~~ Councilmember of the district in which the property is located. A Zoning Administrator shall approve an application only if the following requirements are met:

(1) The operation is conducted by one or more certified producers, by a nonprofit organization or by a local government agency; and

(2) If selling these products, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers the products as fruits, nuts, or vegetables that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and

(3) If selling these products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell directly to consumer's eggs, honey, fish, and other seafood and freshwater products, live plants and other agricultural products, provided they are raised, grown or caught and processed, if necessary, in California.

(e) **(b) Procedures.** An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28C1, 2 and 3. A hearing is not required if the applicant submits with its application the written approval of the owners of all properties abutting, across the street or alley from or having a common corner with the subject property, and, in addition, the written approval of 60 percent of the owners of properties within a radius of 300 feet of the subject property.

(d) **(c) Requirements.**

(1) All market activities shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period. ~~Any light used at any time during market activities shall be adequately shielded so as not to shine directly or indirectly on adjacent property or streets.~~

(2) any light used at any time during market activities shall be adequately shielded so as to not shine directly or indirectly on adjacent property or streets; Adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided.

(3) adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided; Signs advertising the market shall be permitted only if they conform with the regulations governing signs applicable to the zone in which the market is located, and these signs shall be compatible with the development in the immediate neighborhood.

(4) signs advertising the market shall be permitted only if they conform to Article 4.4 of the Los Angeles Municipal Code (LAMC);

~~The level of noise resulting from any certified farmer's market, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to an A or R Zone as set forth in~~

~~Section 111.03 of the Municipal Code, at the property line of any adjacent A or R Zone.~~

(5) the level of noise, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to an A or R Zone as set forth in Section 111.03 of the LAMC, at the property line of any adjacent A or R Zone;

~~The lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, trash, etc., used in conjunction with market activities.~~

(6) the lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, trash, etc., used in conjunction with market activities; and

~~The operator of the market shall post a two hundred dollar refundable, cleanup deposit with the Office of the City Clerk prior to the opening of business.~~

(7) the operator of the market shall post a \$250 refundable, cleanup deposit with the City Clerk prior to the opening of business.

~~(e) Findings. In addition to the findings otherwise required by this section, a Zoning Administrator shall find that the proposed location of a certified farmer's market will not have a significant adverse effect on adjoining properties or on the immediate neighborhood by reason of noise and traffic congestion.~~

~~(f) (d) Violations. The Zoning Administrator may consider revoking the grant for failure to maintain the site in a satisfactory manner.~~

(g) (e) Annual Review. Each year, at least 30 days prior to the effective anniversary date of any grant made pursuant to this subdivision, the operator of a certified farmer's market shall submit to the Office of Zoning Administration a request for continued operation on a form prescribed for that purpose. The form shall contain all pertinent information which a Zoning Administrator may specify. Failure to submit this request shall automatically revoke this grant.

Sec. 2. Paragraph 10 of Subsection A of Section 14.00 is added to read:

10. Certified Farmers' Markets, as defined in Section 1392.2, Title 3, of the California Administrative Code, in the A, C, M, and P zones.

(a) Performance Standards:

(1) Hours: All market activities shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period.

(2) Light: Any light used at any time during market activities shall be adequately shielded so as not to shine directly or indirectly on adjacent property or streets.

(3) Trash: Adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided.

(4) Signage: Signs advertising the market shall conform to Article 4.4 of the Los Angeles Municipal Code (LAMC).

(5) Noise: The level of noise, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to the designated zones as set forth in Section 111.03 of the LAMC.

(6) Maintenance: The lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, and trash, etc., used in conjunction with market activities.

(7) Deposit: The operator of the market shall post a \$250 refundable, cleanup deposit with the City Clerk prior to the opening of business.

(8) Parking: The temporary use of a farmers' market located on a parking lot shall not use more than 20 percent of the required spaces for the main use of that parking lot.

Sec. 3. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that this ordinance was passed by the Council of the City of Los Angeles, at its meeting of _____.

JUNE LAGMAY, City Clerk

By _____
Deputy

Approved _____

Mayor

Pursuant to Section 558 of the City Charter,
the City Planning Commission on September 22, 2011,
recommended this ordinance be adopted by the City Council.



James K. Williams, Commission Executive Assistant II
City Planning Commission

File No. _____

ATTACHMENT 1

LAND USE FINDINGS

The Department of City Planning recommends that the City Planning Commission find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan. Specifically, the proposed ordinance implements Economic Development Policy 7.2.4, "Ensure that the City has enough capacity to accommodate the development of general commercial uses which support community needs in all parts of Los Angeles.", and Policy 7.3.2, "Retain existing neighborhood commercial activities within walking distance of residential areas." It also helps implement Goal 2 of the Air Quality Element, "Less reliance on single-occupant vehicles with fewer commute and non-work trips.", and Objective 3.2 of the Air Quality Element, "It is the objective of the City of Los Angeles to reduce vehicular traffic during peak periods."

The proposed ordinance increases the capacity for the citywide community need for fresh produce at farmers' markets and local restaurants, which are often within walking distance of residential areas, and

2. In accordance with Charter Section 558 (b) (2), the proposed ordinance (Appendix A) is in substantial conformance with public necessity, convenience, general welfare and good zoning practice. Consistent with City policy that farmers' markets are an allowable use in many zones, the ordinance reorganizes the processes by which they are permitted, therefore allowing that they be located in more areas throughout the city. The proposed ordinance does not change what is allowed to be sold at farmers' markets. It merely reorganizes the process by which they are permitted.

ENVIRONMENTAL FINDING

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2011-1331-ND) was published on June 16, 2011. On all measures the proposed ordinance (Appendix A) will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning, any specific plans, or other land use regulations that affect the physical environment.



DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



Los Angeles
Department
of City Planning

CITY PLANNING COMMISSION

DATE: September 22, 2011
TIME: after 8:30 a.m.*
PLACE: Los Angeles City Hall
Room 350
200 N. Spring Street
Los Angeles, CA 90012

CASE NO: CPC-2011-1330-CA
CEQA: ENV-2011-1331-ND
LOCATION: Citywide
COUNCIL DISTRICT: All
PLAN AREAS: All

PUBLIC HEARING REQUIRED

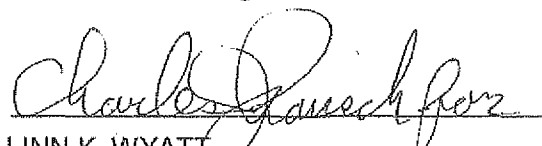
SUMMARY: A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.


RECOMMENDED ACTIONS:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the findings in Attachment 1.
3. **Adopt** the Negative Declaration (Attachment 2) as the CEQA clearance on the subject.
4. **Adopt** the proposed ordinance (Appendix A) and recommend its adoption by the City Council.

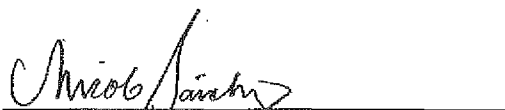
MICHAEL LOGRANDE
Director of Planning


ALAN BELL, AICP
Deputy Director


LINN K. WYATT
Chief Zoning Administrator


CHARLES J. RAUSCH JR.
Senior City Planner, Office of Zoning Administration


THOMAS ROTHMANN
City Planner, Code Studies
Telephone: (213) 978-1891


NICOLE SANCHEZ
Project Manager
Telephone: (213) 978-1445

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communication may be mailed to the Commission Secretariat, 200 North Main Street, Room 272, Los Angeles, CA 90012 (Phone No. 213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent a week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenzized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to these programs, services, and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

CONTENTS

Summary 3
Staff Report 3
Conclusion 5
Appendix A: Draft Ordinance A-1
Attachments:	
1. Land Use Findings 1-1
2. Environmental Clearance...	...2-1

SUMMARY

In an effort to increase access to healthy food to Los Angeles citizens, the Department of City Planning is proposing several changes to the Los Angeles Municipal Code (LAMC). The proposed ordinance (Appendix A) will: (1) allow farmers' markets by-right with performance standards in the agricultural, commercial, manufacturing, and parking zones, and (2) allow them to be permitted anywhere in a residential zone with a public hearing and performance standards.

Allowing farmers' markets by-right in the aforementioned zones will streamline the permitting process for areas in which this use is most suitable. At the same time, the allowable locations of farmers' markets within the residential zones will increase, but so too will the level review so that appropriate protections are ensured to protect the neighborhood character.

STAFF REPORT

Initiation

On November 19, 2010, the City Council adopted Motion 10-1832 (Wesson, Koretz) directing the Department of City Planning, in conjunction with the City Attorney, to report back with recommendations on the feasibility of allowing farmers' markets by-right in the residential zones. On April 26, 2011, the Department of City Planning presented a report to the Planning Land Use and Management Committee stating that staff recommends expanding current permitting of limited residential zoned farmers' markets to all areas of residential zones, and to modify the permitting process of farmers' markets in the agricultural, commercial, manufacturing and parking zones to a by-right process with required performance standards.

Current LAMC Provisions

Currently, farmers' markets are not allowed by-right in any zone. In the following zones, farmers' markets are approved through the Further Authority of the Zoning Administrator process: the agricultural, commercial, manufacturing, and parking zones; church, school, philanthropic institution parking lots in residential zones; and public parks. The Further Authority of the Zoning Administrator process requires adjacent property owners to be notified and a public hearing to be held, although this hearing may be waived. It also requires the six operational standards related to the following to be met:

1. Hours of operations
2. Sanitation
3. Signage

4. Noise
5. Trash
6. Clean-up deposit

Any request to establish a farmers' market outside of these specified zones requires a variance.

Proposed LAMC Revisions

1. Allow farmers' markets by-right with performance standards in the agricultural, commercial, manufacturing, and parking zones as Public Benefit Projects.

The proposed ordinance will change the permitting process for farmers' markets in the agricultural, commercial, manufacturing and parking zones from the Further Authority of the Zoning Administrator process to the Public Benefit process. Public Benefit Projects are uses that the City recognizes as beneficial but are only permitted by-right when conditions tailored to the specific nature of the use are met. These standards will ensure neighborhood stability considering the convivial nature of farmers' markets. This change in permit review will allow farmers' markets by-right in suitable zones and save staff and applicant time.

2. Allow farmers' markets to be permitted anywhere in a residential zone through the Further Authority of the Zoning Administrator.

The proposed ordinance expands allowable farmers' markets from just church, school, philanthropic institution parking lots in residential zones under the Further Authority of the Zoning Administrator process to all areas in residential zones under the Further Authority of the Zoning Administrator process. This process will require that farmers' markets meet the notification, hearing, and operational standards required by the Further Authority of the Zoning Administrator. The standards will be the same as those proposed for the agricultural, commercial, manufacturing, and parking zones as Public Benefit Projects. This discretionary process will continue to involve community input.

Public Outreach

The Department of City Planning held a staff hearing on July 20, 2011. During this hearing, attendees expressed support for allowing farmers' markets throughout the residential zones and for establishing a by-right procedure for farmers' markets in the agricultural, commercial, manufacturing, and parking zones.

There was concern that this proposed ordinance may commercialize residential zones. Ultimately, the benefits that farmers' markets provide, including providing healthy food

to residents of Los Angeles, outweighs their occasional daytime use in residential zones. Furthermore, this use will not be by-right in residential zones; they will be subject to a review process that includes a public hearing and notification to all abutting properties, in addition to meeting operational requirements.

Additional concerns were expressed regarding the feasibility of parking for farmers' markets when they are located on parking lots. The proposed ordinance limits the amount of a parking lot area to be used by a farmers' market to no more than 20% so as to not create parking spillover.

CONCLUSION

The proposed ordinance supports farmers' markets by expanding where they are permitted and providing a by-right process in areas that are most fitting. The proposed ordinance will provide a simpler and more cost efficient way of permitting farmers' markets in areas where they are appropriate, as well as require additional review in more sensitive areas such as in the residential zones. The proposed ordinance will advance the City's goal of increasing citizen access to healthy food, reducing reliance upon vehicles, enhancing social capital through increased social interaction, and becoming a more sustainable city.

APPENDIX A

ORDINANCE NO. _____

A proposed ordinance amending Section 12.24 and adding Section 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Sec. 1. Paragraph 6 of Subsection X of Section 12.24 is amended to read:

6. **Certified Farmers' Markets.** A Zoning Administrator may, upon application, permit the operation of certified farmers' markets, as defined in Section 1392.2, Title 3, of the California Administrative Code, ~~subject to these limitations in any R Zone.~~

~~(a) Certified farmers markets are allowed in the following zones:~~

~~(1) An A Zone, including the RA Zone;~~

~~(2) The C Zones, excluding the CM Zone;~~

~~(3) The P Zone;~~

~~(4) The M Zones, excluding the MR1 and MR2 zones;~~

~~(5) Any R Zone, provided the property is paved and fully improved and used as a main parking lot incidental to, and serving a church, school or philanthropic institution as defined in Section 12.03; and~~

~~(6) A public park provided its use as a certified farmer's market has first been approved by the Board of Recreation and Park Commissioners of the City of Los Angeles.~~

(b) (a) Application. Each application shall be referred for review to the ~~Councilperson~~ Councilmember of the district in which the property is located. A Zoning Administrator shall approve an application only if the following requirements are met:

(1) The operation is conducted by one or more certified producers, by a nonprofit organization or by a local government agency; and

(2) If selling these products, the producer is authorized by the County Agricultural Commissioner to sell directly to consumers the products as fruits, nuts, or vegetables that are produced upon the land which the certified producer farms and owns, rents, leases or sharecrops; and

(3) If selling these products, the market operator and producer secure all necessary licenses, certificates and health permits which are required to sell directly to consumer's eggs, honey, fish, and other seafood and freshwater products, live plants and other agricultural products, provided they are raised, grown or caught and processed, if necessary, in California.

(e) (b) Procedures. An application for permission pursuant to this subdivision shall follow the procedures for adjustments set forth in Section 12.28C1, 2 and 3. A hearing is not required if the applicant submits with its application the written approval of the owners of all properties abutting, across the street or alley from or having a common corner with the subject property, and, in addition, the written approval of 60 percent of the owners of properties within a radius of 300 feet of the subject property.

(d) (c) Requirements.

(1) All market activities shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period. ~~Any light used at any time during market activities shall be adequately shielded so as not to shine directly or indirectly on adjacent property or streets.~~

(2) any light used at any time during market activities shall be adequately shielded so as to not shine directly or indirectly on adjacent property or streets; Adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided.

(3) adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided; Signs advertising the market shall be permitted only if they conform with the regulations governing signs applicable to the zone in which the market is located, and these signs shall be compatible with the development in the immediate neighborhood.

(4) signs advertising the market shall be permitted only if they conform to Article 4.4 of the Los Angeles Municipal Code (LAMC);

~~The level of noise resulting from any certified farmer's market, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to an A or R Zone as set forth in~~

~~Section 111.03 of the Municipal Code, at the property line of any adjacent A or R Zone.~~

(5) the level of noise, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to an A or R Zone as set forth in Section 111.03 of the LAMC, at the property line of any adjacent A or R Zone;

~~The lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, trash, etc., used in conjunction with market activities.~~

(6) the lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, trash, etc., used in conjunction with market activities; and

~~The operator of the market shall post a two hundred-dollar refundable, cleanup deposit with the Office of the City Clerk prior to the opening of business.~~

(7) the operator of the market shall post a \$250 refundable, cleanup deposit with the City Clerk prior to the opening of business.

~~(e) Findings. In addition to the findings otherwise required by this section, a Zoning Administrator shall find that the proposed location of a certified farmer's market will not have a significant adverse effect on adjoining properties or on the immediate neighborhood by reason of noise and traffic congestion.~~

~~(f) (d) Violations. The Zoning Administrator may consider revoking the grant for failure to maintain the site in a satisfactory manner.~~

~~(g) (e) Annual Review. Each year, at least 30 days prior to the effective anniversary date of any grant made pursuant to this subdivision, the operator of a certified farmer's market shall submit to the Office of Zoning Administration a request for continued operation on a form prescribed for that purpose. The form shall contain all pertinent information which a Zoning Administrator may specify. Failure to submit this request shall automatically revoke this grant.~~

Sec. 2. Paragraph 10 of Subsection A of Section 14.00 is added to read:

10. Certified Farmers' Markets, as defined in Section 1392.2, Title 3, of the California Administrative Code, in the A, C, M, and P zones.

(a) Performance Standards:

(1) Hours: All market activities shall be conducted only between the hours of 7:00 a.m. and 7:00 p.m., except that necessary preparation of the site for sales activities and cleanup may be conducted for not more than one hour before and one hour after this period.

(2) Light: Any light used at any time during market activities shall be adequately shielded so as not to shine directly or indirectly on adjacent property or streets.

(3) Trash: Adequate trash containers shall be provided during the hours of operation and adequate toilet facilities shall be provided.

(4) Signage: Signs advertising the market shall conform to Article 4.4 of the Los Angeles Municipal Code (LAMC).

(5) Noise: The level of noise, including noise resulting from the use of amplified sound equipment, shall not exceed the ambient noise levels applicable to the designated zones as set forth in Section 111.03 of the LAMC.

(6) Maintenance: The lot or portion of the lot actually used for market activities shall be cleaned at the close of the day. For the purpose of this section only, "cleaned" shall include, but not be limited to, the removal of stalls, debris, and trash, etc., used in conjunction with market activities.

(7) Deposit: The operator of the market shall post a \$250 refundable, cleanup deposit with the City Clerk prior to the opening of business.

(8) Parking: The temporary use of a farmers' market located on a parking lot shall not use more than 20 percent of the required spaces for the main use of that parking lot.

Sec. 3. The City Clerk shall certify ...

ATTACHMENT 1

LAND USE FINDINGS

The Department of City Planning recommends that the City Planning Commission find:

1. In accordance with Charter Section 556, that the proposed ordinance (Appendix A) is in substantial conformance with the purposes, intent, and provisions of the General Plan. Specifically, the proposed ordinance implements Economic Development Policy 7.2.4, "Ensure that the City has enough capacity to accommodate the development of general commercial uses which support community needs in all parts of Los Angeles.", and Policy 7.3.2, "Retain existing neighborhood commercial activities within walking distance of residential areas." It also helps implement Goal 2 of the Air Quality Element, "Less reliance on single-occupant vehicles with fewer commute and non-work trips.", and Objective 3.2 of the Air Quality Element, "It is the objective of the City of Los Angeles to reduce vehicular traffic during peak periods."

The proposed ordinance increases the capacity for the citywide community need for fresh produce at farmers' markets and local restaurants, which are often within walking distance of residential areas, and

2. In accordance with Charter Section 558 (b) (2), the proposed ordinance (Appendix A) is in substantial conformance with public necessity, convenience, general welfare and good zoning practice. Consistent with City policy that farmers' markets are an allowable use in many zones, the ordinance reorganizes the processes by which they are permitted, therefore allowing that they be located in more areas throughout the city. The proposed ordinance does not change what is allowed to be sold at farmers' markets. It merely reorganizes the process by which they are permitted.

ENVIRONMENTAL FINDING

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ENV-2011-1331-ND) was published on June 16, 2011. On all measures the proposed ordinance (Appendix A) will have either no or a less than significant effect on the environment. The proposed ordinance makes no changes to existing zoning, any specific plans, or other land use regulations that affect the physical environment.

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

LEAD CITY AGENCY City of Los Angeles	COUNCIL DISTRICT CITYW
PROJECT TITLE ENV-2011-1331-ND	CASE NO. CPC-2011-1330-CA

PROJECT LOCATION
N/A

PROJECT DESCRIPTION
 A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.


NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 City of Los Angeles, Department of City Planning
 200 N. Spring St, Room 763
 Los Angeles, CA 90012

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

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

THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.

NAME OF PERSON PREPARING THIS FORM	TITLE	TELEPHONE NUMBER
TANNER BLACKMANN	Planning Assistant	(213) 978-1195

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		07/06/2011

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

LEAD CITY AGENCY: City of Los Angeles		COUNCIL DISTRICT: CITYW	DATE: 06/07/2011
RESPONSIBLE AGENCIES: Department of City Planning			
ENVIRONMENTAL CASE: ENV-2011-1331-ND		RELATED CASES: CPC-2011-1330-CA	
PREVIOUS ACTIONS CASE NO.:		<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
PROJECT DESCRIPTION: FARMERS' MARKETS CODE AMENDMENT			
ENV PROJECT DESCRIPTION: A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through the Further Authority of the Zoning Administrator in all residential zones and as a Public Benefit project in the agricultural, commercial, manufacturing, and parking zones, with performance standards to preserve neighborhood character.			
ENVIRONMENTAL SETTINGS: The City of Los Angeles is the second largest city in the United States by population with an estimated 4 million residents. The city's boundaries cover a total area of 498.3 square miles (1,291 km ²), comprising 469.1 square miles (1,214.9 km ²) of land and 29.2 square miles (75.7 km ²) of water, reflecting a diverse terrain of urbanized areas, beaches, mountains, and valleys. The City of Los Angeles is divided into 15 City Council districts and 35 Community Plan Areas.			
PROJECT LOCATION: N/A			
COMMUNITY PLAN AREA: CITYWIDE STATUS: <input type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan		AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING: N/A		MAX. DENSITY/INTENSITY ALLOWED BY ZONING: N/A	LA River Adjacent: NO
GENERAL PLAN LAND USE: N/A		MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: N/A	
		PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



Planning Assistant

(213) 978-1195

Signature

Title

Phone

Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

Environmental Factors Potentially Affected:

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

<input type="checkbox"/> AESTHETICS	<input type="checkbox"/> GREEN HOUSE GAS EMISSIONS	<input type="checkbox"/> POPULATION AND HOUSING
<input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES	<input type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS	<input type="checkbox"/> PUBLIC SERVICES
<input type="checkbox"/> AIR QUALITY	<input type="checkbox"/> HYDROLOGY AND WATER QUALITY	<input type="checkbox"/> RECREATION
<input type="checkbox"/> BIOLOGICAL RESOURCES	<input type="checkbox"/> LAND USE AND PLANNING	<input type="checkbox"/> TRANSPORTATION/TRAFFIC
<input type="checkbox"/> CULTURAL RESOURCES	<input type="checkbox"/> MINERAL RESOURCES	<input type="checkbox"/> UTILITIES AND SERVICE SYSTEMS
<input type="checkbox"/> GEOLOGY AND SOILS	<input type="checkbox"/> NOISE	<input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE

INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)	
<i>Background</i>	
PROPONENT NAME: City of Los Angeles, Department of City Planning	PHONE NUMBER: (213) 978-1195
APPLICANT ADDRESS: 200 N. Spring St, Room 763 Los Angeles, CA 90012	
AGENCY REQUIRING CHECKLIST: Department of City Planning	DATE SUBMITTED: 05/26/2011
PROPOSAL NAME (if Applicable): Farmers' Markets Code Amendment	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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I. AESTHETICS				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?			✓
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✓
II. AGRICULTURE AND FOREST RESOURCES				
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 nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
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?			✓
III. AIR QUALITY				
a.	Conflict with or obstruct implementation of the applicable air quality plan?			✓
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			✓
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓
d.	Expose sensitive receptors to substantial pollutant concentrations?			✓
e.	Create objectionable odors affecting a substantial number of people?			✓
IV. BIOLOGICAL RESOURCES				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
V. CULTURAL RESOURCES				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d.	Disturb any human remains, including those interred outside of formal cemeteries?				✓
VI. GEOLOGY AND SOILS					
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				✓
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?				✓
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?				✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?				✓
e.	Result in substantial soil erosion or the loss of topsoil?				✓
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓
VII. GREEN HOUSE GAS EMISSIONS					
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				✓
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				✓
VIII. HAZARDS AND HAZARDOUS MATERIALS					
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				✓
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
IX. HYDROLOGY AND WATER QUALITY					
a.	Violate any water quality standards or waste discharge 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 preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				✓
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?				✓
f.	Otherwise substantially degrade water quality?				✓
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				✓
j.	Inundation by seiche, tsunami, or mudflow?				✓
X. LAND USE AND PLANNING					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				✓
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
XI. MINERAL RESOURCES					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
XII. NOISE					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				✓
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				✓
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				✓
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

XIII. POPULATION AND HOUSING

a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓

XIV. PUBLIC SERVICES

a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?				✓
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?				✓
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?				✓
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?				✓
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?				✓

XV. RECREATION

a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				✓
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓

XVI. TRANSPORTATION/TRAFFIC

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?				✓
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Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
e.	Result in inadequate emergency access?				✓
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				✓
XVII. UTILITIES AND SERVICE SYSTEMS					
a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				✓
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				✓
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				✓
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				✓
g.	Comply with federal, state, and local statutes and regulations related to solid waste?				✓
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE					
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, 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?				✓
b.	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)?				✓
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✓

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

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

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

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

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as ENV-2011-1331-ND and the associated case(s), CPC-2011-1330-CA.

ADDITIONAL INFORMATION:

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

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

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
THOMAS ROTHMANN	Planning Assistant	(213) 978-1195	09/08/2011

APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

	Impact?	Explanation	Mitigation Measures
I. AESTHETICS			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. Both the Conditional Use and Public Benefit Project require that the farmers' markets operate only between 7 a.m. and 7 p.m. with an hour before and after allowed for preparation and clean-up. They will also require adequate trash containers and toilet facilities, adequate parking, light must be adequately shielded to not shine on adjacent properties directly or indirectly, and noise will not exceed the amount set forth in the LAMC.</p> <p>The proposed code amendment will not change how existing regulations govern building heights, permanent land uses or development intensities in the neighborhoods and communities of the City of Los Angeles. The code amendment project itself does not include any specific physical development. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on a scenic vista; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial damage of, nor make easier to substantially damage, scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in substantial degradation of, nor make easier to substantially degrade, the existing visual character or quality of the site and its surroundings; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, new sources of substantial light or glare that would adversely affect day or nighttime views in the area; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
II. AGRICULTURE AND FOREST RESOURCES			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed code amendment does not include language dictating specific physical development criteria that will impact existing agriculture and forest resources in a surrounding neighborhood and community. Furthermore, the proposed code amendment will not change how existing regulations govern building heights, permanent land uses or development intensities in the neighborhoods and communities of the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not lead to the conversion of, nor make easier to convert, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance	NA

	Impact?	Explanation	Mitigation Measures
		(Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, conflict with existing zoning for agricultural use, or a Williamson Act contract; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Codes section 12220(g)), timberland (as defined by Public Resources Codes section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not will not result in, nor make easier to result in, a loss of forestland or conversion of forest land to non-forest use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not involve, nor make easier to involve, other changes in the existing environment that, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forestland to non-forest use; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
III. AIR QUALITY			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed code amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the neighborhoods and communities of the City of Los Angeles.</p> <p>Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. The project would not contribute to population growth in excess of that forecasted in the AQMP. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not conflict or obstruct, nor make easier to conflict or obstruct, the implementation of the application air quality management plan (AQMP); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not violate, nor make easier to violate, any air quality standard or contribute substantially to, nor make easier to contribute substantially to, an existing or projected air quality violation; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, sensitive receptors to substantial pollutant concentrations; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

	Impact?	Explanation	Mitigation Measures
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, objectionable odors affecting a substantial number of people; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
IV. BIOLOGICAL RESOURCES			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards.</p> <p>Biological resources may be found throughout the City of Los Angeles. However, the proposed code amendment project itself does not promote any physical development that would affect these resources. Furthermore, the amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the neighborhoods and communities of the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not interfere substantially with, nor make easier to 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not conflict with, nor make easier to conflict with, any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not conflict with, nor make easier to conflict with, the provisions of an adopted Habitat Conservation Plan, natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
V. CULTURAL RESOURCES			
		A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning	

	Impact?	Explanation	Mitigation Measures
		<p>Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards.</p> <p>Cultural resources may be found throughout the City of Los Angeles. However, the ordinance proposes a temporary land use of farmers' markets in the zones specified; therefore the proposed code amendment project itself does not promote any physical development that would affect these resources. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not cause, nor make easier to cause, a substantial adverse change in the significance of a historical resource as defined in § 15064.5; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not cause, nor make easier to cause, a substantial adverse change in the significance of an archaeological resource as defined in § 15064.5; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not cause, nor make easier to cause, a substantial adverse change in the significance of an archaeological resource as defined in § 15064.5; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not encourage the direct or indirect destruction, nor make easier to directly or indirectly destroy, a unique paleontological resource or site or unique geologic feature; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in the disturbance of, nor make easier to disturb, any human remains, including those interred outside of formal cemeteries; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
VI. GEOLOGY AND SOILS			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed code amendment project itself does not promote any physical development that would affect geological and soil resources. Furthermore, the amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within neighborhoods and communities of the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (in reference to Division of Mines and Geology Special Publication 42); as defined by the California Environmental	NA

	Impact?	Explanation	Mitigation Measures
		Quality Act (CEQA). No adverse impact will result.	
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: strong seismic ground shaking; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: seismic-related ground failure, including liquefaction; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: landslides; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, substantial soil erosion or the loss of topsoil; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not encourage, nor make easier, the development of a project 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not encourage, nor make easier, the development of a project on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
h.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
VII. GREEN HOUSE GAS EMISSIONS			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed code amendment project itself does not include any specific physical development that would affect greenhouse gas emissions. Furthermore, the proposed code amendment will not change how existing regulations govern building heights, permanent land uses or development intensities in the neighborhoods and communities within the neighborhoods and communities of the City of Los Angeles.</p> <p>Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not lead to the generation of, nor make easier to generate, greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

	Impact?	Explanation	Mitigation Measures
b.	NO IMPACT	...adoption of the proposed code amendment will not result in a conflict with, nor make easier to conflict with, an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
VIII. HAZARDS AND HAZARDOUS MATERIALS			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified; therefore the proposed code amendment project itself does not promote any physical development that would affect hazards and hazardous materials. Furthermore, the proposed code amendment will not change how existing regulations govern building heights, permanent land uses or development intensities in the neighborhoods and communities of the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the emission of, nor make easier to emit, hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not encourage the location of, nor make easier to locate, a new development on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a safety hazard for people residing or working in a project area 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a safety hazard for people residing or working in a project area within the vicinity of a private airstrip; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not impair the implementation of or physically interfere, nor make easier to impair the implementation of or physically interfere, with an adopted emergency response plan or emergency evacuation plan; as defined by the California Environmental Quality Act (CEQA). All farmers' markets must meet Building and Fire Code specifications and thus will not obstruct any emergency response or evacuation plans. No adverse impact will result.	NA

	Impact?	Explanation	Mitigation Measures
h.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier to expose, people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
IX. HYDROLOGY AND WATER QUALITY			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. Both the Conditional Use and Public Benefit Project require that the farmers' markets operate only between 7 a.m. and 7 p.m. with an hour before and after allowed for preparation and clean-up. The proposed ordinance will define for both the Conditional Use and Public Benefit Project what "clean" means in the Requirements and Performance Standards.</p> <p>The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore the proposed code amendment project itself does not promote any physical development that would affect hydrology and water quality. Furthermore, the amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the violation, nor make easier to violate, any water quality standards or waste discharge requirements; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial depletion of groundwater supplies or result in the substantial interference of, or make easier to substantially interfere with, groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial alteration of, nor make easier the substantial alteration of, the existing drainage patterns 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 situation on- or off-site; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in the substantial alteration of, nor make easier the substantial alteration of, the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or will it result in the substantial increase of, nor make easier the substantial increase of, the rate or amount of surface runoff in a manner which would result in flooding on- or off-site; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in the creation of or contribution to, or make easier to create or contribute to, runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, otherwise substantially degrade water quality; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA

	Impact?	Explanation	Mitigation Measures
g.	NO IMPACT	...adoption of the proposed code amendment will not result in the placement of, nor make easier the placement of, 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
h.	NO IMPACT	...adoption of the proposed code amendment will not result in the placement of, nor make easier the placement of, structures in a 100-year flood hazard area that would impede or redirect flood flows; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
i.	NO IMPACT	...adoption of the proposed code amendment will not result in the exposure of, nor make easier the exposure of, 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
j.	NO IMPACT	...adoption of the proposed code amendment will not result in the inundation by, nor make easier the inundation by, seiche, tsunami, or mudflow; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
X. LAND USE AND PLANNING			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The proposed ordinance is allowing farmers' markets in more areas where they are feasible while making it harder to permit them in areas that are less feasible.</p> <p>Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not in the physical division of, nor make easier the physical division of, an established community; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier, a conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier, a conflict with any applicable habitat conservation plan or natural community conservation plan; as defined by the California Environmental Quality Act (CEQA). No adverse impact would result.	NA
XI. MINERAL RESOURCES			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified,</p>	

	Impact?	Explanation	Mitigation Measures
		<p>therefore, the proposed amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the City of Los Angeles.</p> <p>The proposed code amendment project itself does not promote any physical development that would affect mineral resources nor would it change development standards in a way that might allow access to said mineral resources. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result, nor make easier to 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XII. NOISE			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets through a Further Authority of the Zoning Administrator Determination in all R Zones and as a Public Benefit in the A, C, M, and P Zones.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified. Both the Conditional Use and Public Benefit Project require that the farmers' markets operate only between 7 a.m. and 7 p.m. with an hour before and after permanent for preparation and clean-up; therefore during this period noise will not exceed the amount set forth in Section 111.03 of the LAMC.</p> <p>The proposed code amendment project itself, during the hours of 7 a.m. and 7 p.m. may cause an increase in existing noise levels but they will not exceed the ambient noise levels set forth in the LAMC for each zone specified. The proposed code amendment would not change development standards in a way that might allow future developments to produce excessive noise. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial permanent increase in ambient noise levels in any future development projects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial (temporary or periodic) increase in ambient noise levels in any future development projects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XIII. POPULATION AND HOUSING			
		A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets in all R Zones by Conditional Use Permit and allow	

	Impact?	Explanation	Mitigation Measures
		<p>farmers' markets in the A, C, M, and P Zones as a Public Benefit, with performance standards, as well as deleting Section 12.24-X.6, therefore no longer making farmers' markets a Conditional Use under the Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed code amendment will not change how existing regulations govern building heights, permanent land uses or development intensities in the neighborhoods and communities of the City of Los Angeles. The code amendment project itself does not include any specific physical development.</p> <p>Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in the inducement of, nor make easier to induce, a 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); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in the displacement of, nor make easier to displace, a substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in the displacement of, nor make easier the displacement of, a substantial numbers of people, necessitating the construction of replacement housing elsewhere; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XIV. PUBLIC SERVICES			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets in all R Zones by Conditional Use Permit and allow farmers' markets in the A, C, M, and P Zones as a Public Benefit, with performance standards, as well as deleting Section 12.24-X.6, therefore no longer making farmers' markets a Conditional Use under the Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.</p> <p>All farmers' markets must meet Building and Fire Code specifications and thus will not obstruct any emergency response or evacuation plans.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore the proposed code amendment project itself does not promote any physical development that would impact public services nor would it change development standards in a way that might allow future developments to impact public services. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios response times or other performance objectives for the public services: Fire protection; as defined by the California Environmental Quality Act (CEQA). No	NA

	Impact?	Explanation	Mitigation Measures
		adverse impact will result.	
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the public services: Police protection; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the public services: Schools; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the public services: Parks, as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for the public services: Other public facilities; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XV. RECREATION			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets in all R Zones by Conditional Use Permit and allow farmers' markets in the A, C, M, and P Zones as a Public Benefit, with performance standards, as well as deleting Section 12.24-X.6, therefore no longer making farmers' markets a Conditional Use under the Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore the proposed code amendment project itself does not promote any physical development that would impact recreational facilities nor would it change development standards in a way that might allow future developments to impact recreational facilities. Furthermore, the proposed code amendment would not change existing City regulations governing building heights, permanent land uses, nor would it change development intensity within the City of Los Angeles. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, an increase in 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not encourage, or make easier, the construction or expansion of recreational facilities that might have an adverse physical effect on the environment; as defined by the California Environmental Quality Act (CEQA). No	NA

	Impact?	Explanation	Mitigation Measures
		adverse impact will result.	
XVI. TRANSPORTATION/TRAFFIC			
		<p>A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal Code (LAMC) to allow farmers' markets in all R Zones by Conditional Use Permit and allow farmers' markets in the A, C, M, and P Zones as a Public Benefit, with performance standards, as well as deleting Section 12.24-X.6, therefore no longer making farmers' markets a Conditional Use under the Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use for farmers' markets in the R Zones which will require that they be on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets and as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. Both the Conditional Use and Public Benefit Project require that the farmers' markets operate only between 7 a.m. and 7 p.m. with an hour before and after allowed for preparation and clean. Both the Conditional Use and Public Benefit Project will also require adequate parking for visitors and vendors.</p> <p>The amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the City of Los Angeles. Implementation of the code amendment project would not increase population levels or net density in the City of Los Angeles. As the project would not contribute to population growth in excess of that forecasted in the AQMP. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, 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; as defined by the California Environmental Quality Act (CEQA). NO adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the country congestion management agency for designated roads or highways; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, the substantial increase of hazards due to a design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, inadequate emergency access; as defined by the California Environmental Quality Act (CEQA). All farmers' markets must meet Building and Fire Code specifications and thus will not obstruct any emergency response or evacuation plans. No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not result in, nor make easier to result in, a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g. bus turnouts, bicycle racks); as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XVII. UTILITIES AND SERVICE SYSTEMS			
	-	A proposed ordinance amending Sections 12.24 and 14.00 of the Los Angeles Municipal	-

	Impact?	Explanation	Mitigation Measures
		<p>Code (LAMC) to allow farmers' markets in all R Zones by Conditional Use Permit and allow farmers' markets in the A, C, M, and P Zones as a Public Benefit, with performance standards, as well as deleting Section 12.24-X.6, therefore no longer making farmers' markets a Conditional Use under the Further Authority of the Zoning Administrator for Other Similar Quasi-Judicial Approvals.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets as a Conditional Use in the R Zones which will require their establishment on a parking lot measuring no more than 43,560 square feet (1 acre) on a major or secondary highway, to not compromise the nature of R Zones with the nature of farmers' markets as well as a Public Benefit Project for farmers' markets in the A, C, M and P Zones with Performance Standards. The ordinance proposes a temporary land use of farmers' markets in the zones specified, therefore, the proposed amendment will not change how existing City regulations govern building heights, permanent land uses, nor will it change development intensities within the City of Los Angeles.</p> <p>This is a proposed ordinance to allow the temporary land use of farmers' markets, therefore the proposed code amendment project itself does not promote any physical development that would affect utilities and service systems nor would it change development standards in any way that might degrade utilities and service systems. Consequently...</p>	
a.	NO IMPACT	...adoption of the proposed code amendment does not encourage the exceeding of wastewater treatment requirements of the applicable Regional Water Control Board; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
b.	NO IMPACT	...adoption of the proposed code amendment will not require or result in, nor make easier the requirement or to 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; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
c.	NO IMPACT	...adoption of the proposed code amendment does not encourage the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
d.	NO IMPACT	...adoption of the proposed code amendment will not affect the availability of water supplies; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
e.	NO IMPACT	...adoption of the proposed code amendment will not affect the way in which wastewater treatment providers serve or may serve specific projects; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
f.	NO IMPACT	...adoption of the proposed code amendment will not affect the way in which landfills and solid waste disposal needs are regulated; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
g.	NO IMPACT	...adoption of the proposed code amendment will not affect local statutes and regulations related to solid waste; as defined by the California Environmental Quality Act (CEQA). No adverse impact will result.	NA
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	NO IMPACT	As drafted, the proposed code amendment does not have the potential to degrade the quality of the environment, substantially reduce the critical habitat of fish or wildlife species, threaten to eliminate a plant or animal community, or result in the decline of any animal or plant species. No impact.	NA
b.	NO IMPACT	Potential impacts in all CEQA impact categories result in less than significant impacts. Therefore, the proposed code amendment's impacts are not cumulatively considerable, and no further cumulative impacts analysis is required. The proposed ordinance therefore is determined not to have any significant negative impacts on people or the environment.	NA
c.	NO	The proposed code amendment does not have the potential to create significant impacts	NA

	Impact?	Explanation	Mitigation Measures
	IMPACT	resulting in substantial environmental effects having a direct or indirect impact on human beings.	

DETERMINATION LETTER
CPC-2011-1330-CA
MAILING DATE: 10/06/11

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