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CITY PLANNING
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AND
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VAN NUYS, CA 91401

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DATE : FEB 14 2012

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

ATTN: Sharon Gin, Legislative Assistant

CITY PLAN CASE NO. 2007-3036-RIO


Transmitted herewith is a proposed ordinance to establish the Los Angeles River Improvement Overlay (LA-RIO) and Los Angeles River Design Guidelines (River Guidelines), which will implement the first River Improvement Overlay (RIO) Supplemental Use District and River Design Guidelines. The LA-RIO establishes the area in which projects will need to comply with the RIO standards, and the River Guidelines establish guidelines that discretionary projects will need to comply with. The provisions of the LA-RIO ordinance and the River Guidelines shall apply to all properties located generally within approximately 2500' of the Los Angeles River as illustrated in the RIO boundary map and the LA-RIO suffix on the zone classification.

On February 9, 2012, following a public hearing, the City Planning Commission approved the proposed ordinance (attached) and recommended its adoption by the City Council. Adopted the Staff Report as its report on the subject. Adopted the attached Findings. Adopted the Negative Declaration No. ENV-2007-3037-ND.

This action was taken by the following vote:

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

Vote: 5-0


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

Attachments: Findings, Map, Proposed Ordinance
City Planner: Claire Bowin
Cc: Adrienne Khorasanee, Amy Brothers, Deputy City Attorneys, Land Use Division

ORDINANCE NO. _____

**LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT
ESTABLISHMENT**

An ordinance AMENDING Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

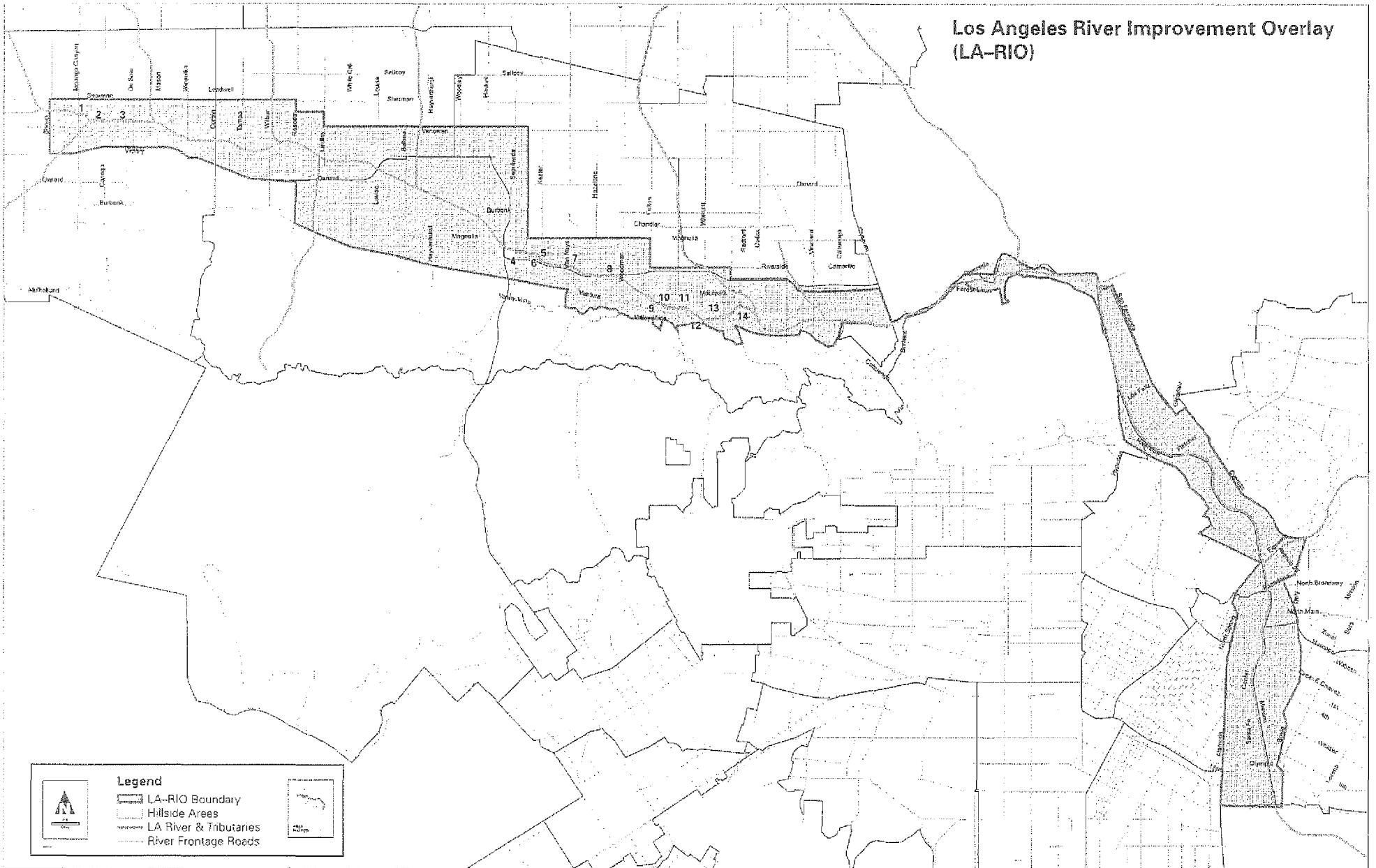
Section 1. ESTABLISHMENT OF THE LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT

A. Overlay District. Pursuant to Section 13.15 of the Los Angeles Municipal Code, the City Council hereby establishes the Los Angeles River Improvement Overlay District. The provisions of this ordinance shall apply to all properties identified on the map herein by solid boundaries and the suffix "LA-RIO" on the zone classification. The Los Angeles River Improvement Overlay District extends from Topanga Canyon Boulevard, (just west of the headwaters of the Los Angeles River), east and then south to the point at which the Los Angeles River flows out of the City of Los Angeles at 26th Street in the Boyle Heights area. Properties located in the District are identified on the map herein by solid boundaries and the suffix "LA-RIO" on the zone classification. All properties included in the District shall comply with the development regulations set forth in 13.15. E. To assist with the identification of projects along a River frontage road the following streets are highlighted on the map and identified below:

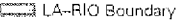
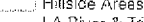
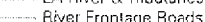
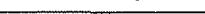
	Street Name	N/E	S/W	Riverbank
1	Hart St	Topanga Canyon Blvd	Vassar Ave	
2	Bassett St	Owensmouth Ave	Canoga Ave	
3	Bassett St	Eton Ave	De Soto Ave	
4	Valleyheart Dr	Sepulveda Blvd	Columbus Ave	S
5	Valleyheart Dr	Sepulveda Blvd	Cedros Ave	N
6	Valleyheart Dr	Noble Ave	Kester Ave	S
7	Riverside Dr	Van Nuys Blvd	Sylmar Ave	
8	Valleyheart Dr	Hazeltine Ave	Woodman Ave	
9	Valleyheart Dr	Moorpark St	Coldwater Canyon Ave	S
10	Valleyheart Dr	Fulton Ave	Coldwater Canyon Ave	N
11	Valleyheart Dr	Alcove Ave	Bellaire Ave	N
12	Valleyheart Dr	(Terminus)	Whitsett Ave	S
13	Valleyheart Dr	Whitsett Ave	Radford Ave	N
14	Valleyheart Dr	Laurel Canyon Blvd	Radford Ave	S



B. Zoning Map. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classification of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map set for in Section 1A of this ordinance.

Los Angeles River Improvement Overlay (LA-RIO)



Legend

-  LA-RIO Boundary
-  Hillside Areas
-  LA River & Tributaries
-  River Frontage Roads

Section 2. **CERTIFICATION.**

The City Clerk shall certify to the passage of this ordinance and have it published 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 City Hall; one copy on the bulletin board located at the ground level at the First Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple 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

Approved as to Form and Legality

CARMEN TRUTANICH, City Attorney

Pursuant to Charter Section 559, I **approve** this ordinance on behalf of the City Planning Commission and recommend that it be adopted ...

By _____
TERRY KAUFMANN MACIAS
Deputy City Attorney

February 9, 2012

See attached report.

Date: _____

Michael LoGrande
Director of Planning

File No(s). _____

ATTACHMENT 1 – FINDINGS

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

1. In accordance with Charter Section 556, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) are in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed ordinance and guidelines will positively contribute to the improvement of water quality and supply and the provision of ecological corridors for birds and wildlife as defined in Chapter 6 of the Open Space and Conservation Element; and will promote effective and efficient approaches to reducing stormwater runoff and protecting water quality as defined in Objective 9.6 of Chapter 9 of the Framework Element of the General Plan; and
2. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it will contribute toward protecting the City's natural settings from the effects of the encroachment of development as defined in Objective 6.1 of Chapter 6 of the Framework Element of the General Plan; and will protect and enhance the diversity and sustainability of the natural ecologies of the Santa Monica and San Pedro bays by requiring that future development near and along the Los Angeles River provide watershed protection in accordance with the City's Conservation Element of the General Plan; and
3. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.2, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will maximize the use of the City's existing open space network and recreation facilities by providing connections to them. The River Design Guidelines include a variety of design measures that promote safe pedestrian and bicycle access to the Los Angeles River; and
4. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.4, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass by encouraging a positive interface between the Los Angeles River and its adjacent properties. The LA-RIO and Los Angeles River Design Guidelines will encourage developments to include entryways to increase visibility and the safety of River Greenway users; and
5. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning because the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives discussed above.

ENVIRONMENTAL FINDING

A Negative Declaration (ENV-2007-3037-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.

The attached Negative Declaration (Appendix C) reflects the lead agency's independent judgment and analysis. For the reasons set forth in the attached Negative Declaration, the project will not have a significant effect on the environment. Staff hereby recommends adoption of the Negative Declaration.



ITEM 5

DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT



CITY PLANNING COMMISSION

DATE: February 9, 2012
TIME: 8:30 AM
PLACE: City Hall, Room 350
200 North Spring Street
Los Angeles, CA 90012

CASE NO:
CEQA:

CPC-2007-3036-RIO
ENV-2007-3037-ND

LOCATION:

Los Angeles River Vicinity

PUBLIC HEARING: Not Required

COUNCIL DISTRICTS:
PLAN AREAS:

1, 2, 3, 4, 5, 6, 9, 12, 13, 14
Canoga Park – Winnetka –
Woodland Hills – West Hills,
Reseda – W. Van Nuys, Encino -
Tarzana, Van Nuys – N. Sherman
Oaks, Sherman Oaks – Studio
City – Toluca Lake – Cahuenga
Pass, Hollywood, NE Los Angeles,
Silverlake – Echo Park, Central
City North, Boyle Heights

REQUEST: Establishment of the Los Angeles River Improvement Overlay District (LA-RIO).

SUMMARY: To establish the Los Angeles River Improvement Overlay (LA-RIO) (Appendix A) that will implement the first River Improvement Overlay (RIO) Supplemental Use District. The LA-RIO establishes the area in which projects will need to comply with the RIO standards. The provisions of the LA-RIO ordinance shall apply to all properties located generally within approximately 2500' of the Los Angeles River as illustrated in the RIO boundary map (Appendix B) and the LA-RIO suffix on the zone classification.

RECOMMENDATION:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the attached findings and recommend adoption by the City Council.
3. **Approve** the Negative Declaration (Appendix C) as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. **Approve** the proposed ordinance (Appendix A – Los Angeles River Improvement Overlay) and recommend adoption by City Council.

MICHAEL J. LOGRANDE
Director of Planning


KEN BERNSTEIN, AICP
Principal City Planner


FAISAL ROBLE
Senior City Planner


CLAIRE BOWIN, AICP
City Planner

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 communications may be mailed to the *Commission Secretariat, 200 North Main Street, Room 532, 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 to the 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 agendaized 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 its 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.

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APPENDIX A – PROPOSED ORDINANCE

ATTACHMENT 1– STAFF REPORT 1.12.12

APPENDIX B – MAP

APPENDIX C – NEGATIVE DECLARATION

EXECUTIVE SUMMARY

The proposed ordinance (Appendix A) establishes the Los Angeles River Improvement Overlay (LA-RIO) District for new and significantly rehabilitated projects located within its boundaries, which extends approximately 2500' from both sides of the 32-mile long portion of the river within the City limits. The related proposed ordinance (Case Number CPC-2008-3125-CA) establishes the River Improvement Overlay (RIO) District as enabling legislation for a supplemental use district for waterways. The proposed ordinance (Appendix A) would implement that enabling legislation by establishing a district specifically for the Los Angeles River.

The LA-RIO that is presented here is a revised version of the draft that was presented to the City Planning Commission (CPC) on January 12, 2012. The revisions incorporate a change to the boundaries that was requested during the public hearing and highlights the River frontage roads that are located within the inner core of the LA-RIO. The proposed River Design Guidelines have been withdrawn from this report and will be considered by the City Planning Commission in the future, after the RIO ordinance has been adopted by City Council.

SUPPLEMENTAL STAFF REPORT

BACKGROUND

At the January 12th meeting eight persons presented testimony on the RIO and LA-RIO. Of those, two comments were directed specifically to the LA-RIO. A representative from the Sherman Oaks community voiced opposition to the LA-RIO citing that its boundaries were too encompassing. The representative also articulated concern that the LA-RIO might promote the re-opening of a section abutting the Los Angeles River and the 101 Freeway that was recently fenced off to reduce crime in the area. The second comment, from an attorney representing Universal/NBC, objected to the recent addition of two portions of the Universal/NBC property to the LA-RIO.

DISCUSSION

In light of this testimony, staff agrees that the two Universal/NBC portions, which are located on hillside property should not be included in the LA-RIO. As to the concerns expressed by members of the Sherman Oaks community, staff respectfully counters that the boundaries, which are consistent with those established by the Los Angeles River Revitalization Master Plan (LARRMP), are reasonable and should remain as currently depicted on the map (Appendix B). Staff also wishes to assure the Sherman Oaks community that the LA-RIO has no bearing on the fencing that was recently constructed.

Due to an expansion of standards in the RIO that pertain to properties within the inner core, it was determined that it would be prudent to highlight the river frontage roads in the LA-RIO ordinance. This information will make it easier for property owners and project planners to determine whether a property is, or is not, located within the inner core.

OUTREACH

Staff will follow up with the stakeholders who expressed comments on the LA-RIO, and make them aware, in advance of the February 9, 2012 hearing date, of the proposed changes.

CONCLUSION

The changes addressed here refine, albeit slightly, the boundaries of the LA-RIO and reinforce the intent to constrain the boundaries to non-hillside areas. The identification of the river frontage roads should provide clarity for property owners and staff administering LA-RIO projects.

ORDINANCE NO. _____

**LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT
ESTABLISHMENT**

An ordinance AMENDING Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

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

Section 1. ESTABLISHMENT OF THE LOS ANGELES RIVER IMPROVEMENT OVERLAY DISTRICT

A. Overlay District. Pursuant to Section 13.15 of the Los Angeles Municipal Code, the City Council hereby establishes the Los Angeles River Improvement Overlay District. The provisions of this ordinance shall apply to all properties located generally within approximately 2500' of the Los Angeles River identified on the map herein by solid boundaries and the suffix "LA-RIO" on the zone classification. The Los Angeles River Improvement Overlay District extends from Topanga Canyon Boulevard, (just west of the headwaters of the Los Angeles River), east and then south to the point at which the Los Angeles River flows out of the City of Los Angeles at 26th Street in the Boyle Heights area. Properties located in the District are identified on the map herein by solid boundaries and the suffix "LA-RIO" on the zone classification. All properties included in the District shall comply with the development regulations set forth in 13.15. E. To assist with the identification of projects along a River frontage road the following streets are highlighted on the map and identified below:

	<u>Street Name</u>	<u>N/E</u>	<u>S/W</u>	<u>Riverbank</u>
<u>1</u>	<u>Hart St</u>	<u>Topanga Canyon Blvd</u>	<u>Vassar Ave</u>	-
<u>2</u>	<u>Bassett St</u>	<u>Owensmouth Ave</u>	<u>Canoga Ave</u>	-
<u>3</u>	<u>Bassett St</u>	<u>Eton Ave</u>	<u>De Soto Ave</u>	-
<u>4</u>	<u>Valleyheart Dr</u>	<u>Sepulveda Blvd</u>	<u>Columbus Ave</u>	<u>S</u>
<u>5</u>	<u>Valleyheart Dr</u>	<u>Sepulveda Blvd</u>	<u>Cedros Ave</u>	<u>N</u>
<u>6</u>	<u>Valleyheart Dr</u>	<u>Noble Ave</u>	<u>Kester Ave</u>	<u>S</u>
<u>7</u>	<u>Riverside Dr</u>	<u>Van Nuys Blvd</u>	<u>Sylmar Ave</u>	-
<u>8</u>	<u>Valleyheart Dr</u>	<u>Hazeltine Ave</u>	<u>Woodman Ave</u>	-
<u>9</u>	<u>Valleyheart Dr</u>	<u>Moorpark St</u>	<u>Coldwater Canyon Ave</u>	<u>S</u>
<u>10</u>	<u>Valleyheart Dr</u>	<u>Fulton Ave</u>	<u>Coldwater Canyon Ave</u>	<u>N</u>
<u>11</u>	<u>Valleyheart Dr</u>	<u>Alcove Ave</u>	<u>Bellaire Ave</u>	<u>N</u>
<u>12</u>	<u>Valleyheart Dr</u>	<u>(Terminus)</u>	<u>Whitsett Ave</u>	<u>S</u>
<u>13</u>	<u>Valleyheart Dr</u>	<u>Whitsett Ave</u>	<u>Radford Ave</u>	<u>N</u>
<u>14</u>	<u>Valleyheart Dr</u>	<u>Laurel Canyon Blvd</u>	<u>Radford Ave</u>	<u>S</u>

B. Zoning Map. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zone classification of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC, so that such portion of the Zoning Map shall conform to the zoning on the map set for in Section 1A of this ordinance.

Section 2. CERTIFICATION.

The City Clerk shall certify to the passage of this ordinance and have it published 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 City Hall; one copy on the bulletin board located at the ground level at the First Street entrance to the Los Angeles Police Department; and one copy on the bulletin board located at the Temple 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 _____ 2011.



DEPARTMENT OF CITY PLANNING RECOMMENDATION REPORT



CITY PLANNING COMMISSION

DATE: January 12, 2012
TIME: 8:30 AM
PLACE: City Hall, Room 350
200 North Spring Street
Los Angeles, CA 90012

CASE NO:
CEQA:

CPC-2007-3036-RIO
ENV-2007-3037-ND

LOCATION:

Los Angeles River Vicinity

PUBLIC HEARING: Required

COUNCIL DISTRICTS:
PLAN AREAS:

1, 2, 3, 4, 5, 6, 9, 12, 13, 14
Canoga Park – Winnetka –
Woodland Hills – West Hills,
Reseda – W. Van Nuys, Encino –
Tarzana, Van Nuys – N. Sherman
Oaks, Sherman Oaks – Studio
City – Toluca Lake – Cahuenga
Pass, Hollywood, NE Los Angeles,
Silverlake – Echo Park, Central
City North, Boyle Heights

REQUEST: Establishment of the Los Angeles River Improvement Overlay District (LA-RIO) and Los Angeles River Design Guidelines.

SUMMARY: To establish the Los Angeles River Improvement Overlay (LA-RIO) (Appendix A) and Los Angeles River Design Guidelines (River Guidelines) (Appendix D), which will implement the first River Improvement Overlay (RIO) Supplemental Use District and River Design Guidelines. The LA-RIO establishes the area in which projects will need to comply with the RIO standards, and the River Guidelines establish guidelines that discretionary projects will need to comply with. The provisions of the LA-RIO ordinance and the River Guidelines shall apply to all properties located generally within approximately 2500' of the Los Angeles River as illustrated in the RIO boundary map (Appendix B) and the LA-RIO suffix on the zone classification.

RECOMMENDATION:

1. **Adopt** the staff report as its report on the subject.
2. **Adopt** the attached findings and recommend adoption by the City Council.
3. **Approve** the Negative Declaration (Appendix C) as the CEQA clearance on the subject and recommend its adoption by the City Council.
4. **Approve** the proposed ordinance (Appendix A – Los Angeles River Improvement Overlay) and recommend adoption by City Council.
5. **Adopt** the proposed guidelines (Appendix D – Los Angeles River Design Guidelines).

MICHAEL J. LOGRANDE
Director of Planning


KEN BERNSTEIN
Principal City Planner


CLAIRE BOWIN, AICP
City Planner

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 communications may be mailed to the *Commission Secretariat, 200 North Main Street, Room 532, 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 to the 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 agendized 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 this

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.

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EXECUTIVE SUMMARY

The proposed ordinance (Appendix A) establishes the Los Angeles River Improvement Overlay (LA-RIO) District for new and significantly rehabilitated projects located within its boundaries, which extends approximately 2500' from both sides of the 32-mile long portion of the river within the City limits. The related proposed ordinance (Case Number CPC-2008-3125-CA) establishes the River Improvement Overlay (RIO) District as enabling legislation for a supplemental use district for waterways. The proposed ordinance (Appendix A) would implement that enabling legislation by establishing a district specifically for the Los Angeles River. In addition, the proposed Los Angeles River Design Guidelines (River Guidelines) (Appendix D) establish new guidelines for discretionary projects within the LA-RIO in order to enhance the watershed and design of the area.

Following input from the City Attorney's office, coupled with consideration for additional plans and ordinances that align with many of the objectives of the LA-RIO, the LA-RIO that is presented here is a revised version of an earlier draft that was approved by the City Planning Commission on February 12, 2009. The proposed ordinance (Appendix A) and design guidelines (Appendix D) together reflect changes made to streamline and improve the originally proposed LA-RIO District,

STAFF REPORT**REQUEST**

The City Council adopted a master plan for the revitalization of the Los Angeles River known as the Los Angeles River Revitalization Master Plan (LARRMP) in May 2007. As part of that action, the City Council directed the Department of City Planning to implement an overlay zone to create an interface between the Los Angeles River and the communities that lie adjacent to it. The proposed ordinance (Appendix A) implements the City Council directive by establishing the area along the Los Angeles River in which projects will need to comply with River Improvement Overlay (RIO) standards and the proposed Los Angeles River Design Guidelines (River Guidelines) (Appendix D).

BACKGROUND

On February 12, 2009 the Los Angeles River Improvement Overlay District (LA-RIO, CPC-2007-3036-CA) and its accompanying Mitigated Negative Declaration (MND, ENV-2007-3037-MND) were approved by the City Planning Commission along with the River Improvement Overlay (RIO, a new Supplemental Use District) and its Categorical Exemption (CE). At a subsequent joint meeting of the Ad-Hoc River (River) and Planning and Land Use Management (PLUM) Committees on March 23, 2009, the LA-RIO and RIO, along with their environmental documents, were approved again and referred to the City Council for further action. On April 8, 2009 the City Council directed the City Attorney to prepare a draft LA-RIO, based upon the proposed ordinances.

In 2010 the Department of City Planning received correspondence from the City Attorney's office. The City Attorney provided substantial comments concerning the feasibility of implementing the LA-RIO, as it was then currently drafted. In particular, the Office of the City Attorney was concerned that the descriptions of the various guidelines were too vague and would render the decision-maker a great deal of discretion in deciding what actions/improvements would comply with the ordinance. Unfortunately, this lack of clarity would require every building permit, within the LA-RIO area, to become a quasi-judicial decision. As the LA-RIO was intended to apply to by-right as well as to discretionary projects, the additional entitlement action would impose an undue burden on all projects and was contrary to the original intentions of the ordinance.

Upon examination of the comments, and in light of the recent update of the State Model Landscape Ordinance, the 2010 Bicycle Plan (Bicycle Plan), the Low-Impact Development Ordinance (LID) and the department's Citywide Design Guidelines, Planning staff suggested that the LA-RIO be substantially modified. The earlier version of the LA-RIO included three sections: Property Improvement Guidelines, Complete Street Standards, and Complete Street Guidelines. The revised LA-RIO proposes to utilize the standards in the revised River Improvement Overlay District (RIO), as well as the new Los Angeles River Design Guidelines, to achieve many of the same objectives as the earlier RIO.

The Property Improvement Guidelines established a point system comprised of three categories: Watershed, Urban Design, and Mobility. All new projects (and substantial renovations), both by-right and discretionary, with the exception of single-family projects, would have been required to comply with a minimum of 20 points from the three categories. Single-family projects would have been required to only obtain 10 points from the Watershed category and would have been exempt from the other two categories. New state and local ordinances establish new development requirements that overlap with many of the points in the earlier LA-RIO, including the majority of points in the Property Improvement Guidelines-Watershed category. As a result of the Bicycle Plan, new bicycle parking standards are being developed that coincide with some of the intentions in the Mobility category and the recently adopted Citywide Design Guidelines include almost all of the urban design point options included in the earlier LA-RIO. And finally, there are multiple streetscape plans, specific plans, redevelopment project areas, and community design overlay plans that overlap with the boundaries of

the LA-RIO. Each of these documents includes reference to street standards and guidelines that align with the objectives of the LA-RIO's Complete Street Standards and Guidelines. In light of reduced staffing levels, and a keen interest in reducing burdensome application requirements, it is unnecessary to apply similar, if not identical, multiple standards to the same geographical area.

DISCUSSION

With this background in mind, staff proposes to narrow the scope of the revised LA-RIO such that it simply establishes the area in which projects will need to comply with the revised RIO standards. The revised RIO establishes new design standards for all new projects within a RIO corridor. The LA-RIO will be established as the first RIO and therefore all new projects within the LA-RIO boundaries will be subject to the RIO's standards. In addition, discretionary projects, with the exception of single-family projects, will be subject to the proposed Los Angeles River Design Guidelines (River Guidelines). The River Guidelines are intended as a sub-set of the new Los Angeles Citywide Design Guidelines. While the Citywide Guidelines establish design guidelines for the entire City, the River Guidelines will apply only to projects within the area of the LA-RIO. The River Guidelines focus on design characteristics that are unique to the Los Angeles River and include site planning, building orientation, building entrance, building design and materials, river paths, wayfinding, and river adjacent pocket parks. A subset of the River Guidelines will be applicable only to projects that directly abut the Los Angeles River.

The LA-RIO does not propose a specific built project, change or restrict existing zoning, land use, or intensity of land use, nor does it grant new rights to land not zoned for development. While the LA-RIO does not alter any zoning, it is intended to refine the manner in which buildings are designed such that they are more sensitive to the River and the surrounding neighborhood context.

LA-RIO

The LA-RIO (Appendix A) parallels the Los Angeles River, which flows 32 miles through the City from its origin in Canoga Park to the boundary with Vernon City. The LA-RIO intersects ten Council Districts (Districts 3, 12, 6, 2, 5, 4, 13, 1, 9, and 14, respectively from northwest to southeast), 20 Certified Neighborhood Councils, and 10 Community Plan Areas as follows (in geographic order from northwest to southeast): Canoga Park-Winnetka-Woodland Hills-West Hills; Reseda-West Van Nuys; Encino-Tarzana; Van Nuys-North Sherman Oaks; Sherman Oaks-Studio City-Toluca Lake-Cahuenga Pass; Hollywood; Northeast Los Angeles; Silver Lake-Echo Park; Central City North; and Boyle Heights. Due to the geographical extent of the River, the properties within the boundaries of the LA-RIO include single-family neighborhoods, multiple-family neighborhoods, commercial corridors, industrial zones, and recreational areas. All properties included within the proposed LA-RIO District shall comply with the development regulations set forth in the RIO.

LOS ANGELES RIVER DESIGN GUIDELINES

The Los Angeles River Design Guidelines (River Guidelines) further supplement the development regulations established by the River Improvement Overlay (RIO) District. By offering more direction for proceeding with the design of a project located within the LA-RIO District, the River Guidelines illustrate options, solutions, and techniques to increase awareness of, and access to, the Los Angeles River. They also improve the aesthetic quality of the River and its surrounding communities, increase the availability of publicly accessible open space, and effectively utilize public rights-of-way as locations to capture and treat stormwater. All projects seeking discretionary approvals located within the LA-RIO will be subject to the proposed River Guidelines. For all other projects, the guidelines represent performance goals, not zoning regulations or development standards, and they do not supersede regulations in the municipal code. Once the River Guidelines are adopted, the document will be designed in a format similar to the Citywide Design Guidelines- complete with illustrations and images reflecting Recommended and Not Recommended examples.

OUTREACH

The earlier version of the LA-RIO was the direct result of a series of meetings and workshops that took place during and after the development of the LARRMP. The meetings and workshops included discussions with numerous stakeholders which included representatives from all of the neighborhood councils that are within close proximity to the River, environmentalists, equestrian advocates, homeowners, industrial property owners, multi-family residential developers, as well as business organizations. The discussions included topics such as the width of the LA-RIO, the relevance of including tributaries within the LA-RIO boundaries, and the types of design guidelines that future projects should need to comply with in order to meet some of the goals and objectives of the LARRMP. Workshop participants were asked to draw suggested boundaries on maps and were asked to prioritize potential guidelines. Following these initial meetings and workshops, and the adoption of the LARRMP, a draft LA-RIO was developed.

This first draft of the earlier LA-RIO was presented to the public in eight separate workshops during the summer of 2007. The workshops were held on four Saturdays during July and August within distinct geographical sections of the River. On each of the four Saturdays, one workshop was held within the Valley area (east-west) and a second workshop was held within the Elysian Valley/Downtown (north-south) stretch of the River. A total of 131 persons participated in the eight workshops and their verbal and written comments were reflected in the draft of the earlier LA-RIO. A revised draft and its accompanying Mitigated Negative Declaration (MND) were subsequently prepared and circulated in October 2008. Additional comments were received following the distribution of the MND and many of those comments were also incorporated into the original draft that was presented to the City Planning Commission in February 2009.

Due to the considerable amount of time that has elapsed between the initial public workshop and the presentation of the revised LA-RIO, staff shared the initial drafts of the revised LA-RIO with the community leaders who had provided extensive input the first time around. Following this initial input the documents were revised and distributed on July 9, 2011 at the meeting of Plan Check NC, a citywide alliance of Neighborhood Council land-use leaders. Approximately 20 persons attended the meeting. The response to the presentation appeared favorable but no specific comments were provided to staff at the meeting. In addition, in accordance with the Department's 60 day policy notice, information about the RIO and LA-RIO was provided to all of the Neighborhood Councils

PUBLIC HEARINGS

For the earlier versions of the RIO and LA-RIO, the Planning Department held two joint public hearings on December 12, 2008 in the San Fernando Valley and on December 15, 2008 in Downtown Los Angeles. There were a total of seven speakers. The general comments concerned procedural matters with regard to the LA-RIO, statements of vision about the Los Angeles River, and overall support for the RIO concept and the LA-RIO in particular.

Outreach for the 2008 public hearings was far-reaching. An advertisement for the hearing was published in 13 newspapers serving communities by the River. A Community Notice was sent to all Neighborhood Councils, and notices were distributed at the quarterly public River Update Meeting hosted by the Los Angeles River interagency task force, posted on the lariver.org website, and sent to newspapers across the City as a request for posting in the Community Calendar (or similar) section. Notification of the public hearings was also sent to a list of over 1,000 individuals who were either participants at past LA-RIO workshops, LARRMP stakeholders, and/or interested parties.

A similar, but slightly less extensive outreach was undertaken for the public hearings for the revised versions of the RIO and LA-RIO. This second time around, advertisements for the hearings were limited to three newspapers, the *LA Times*, the *Daily News*, and *La Opinion*. Like last time, notices

were sent to all of the Neighborhood Councils and the entire database of more than 1,000 individuals and organizations were notified.

The joint public hearing on these revised versions of the RIO and LA-RIO were held on November 3rd, 2011. Thirteen people attended the hearing and two people provided verbal comments at the hearing. One of the persons providing a verbal comment reiterated their comments in a written statement as well. In the weeks following the hearing five comment letters were received, two from the members of the Studio City Neighborhood Council, one from the Studio City Residents Association, one from Joyce Dillard, and one from Latham and Watkins on behalf of their client, NBC Universal. Most of the comments were directed to the RIO, but four comments were focused on the LA-RIO, and a couple of other comments were directed to the Los Angeles River Design Guidelines. The comments and staff's response to the LA-RIO related comments are outlined below.

Boundaries

Several comments referred to the boundaries of the LA-RIO and a couple of these were incorporated into this revised LA-RIO. In particular, the language describing the extent of the LA-RIO has been clarified and the boundaries have been extended, in a couple of places, to include parcels south of the Ventura Boulevard, that were recently re-designated from Hillside to Non-Hillside, as well as to include a portion of the NBC/Universal lot that had been overlooked in previous drafts. In respect to the portions of the LA-RIO that include the NBC/Universal property all of those properties are proposed to remain within the boundaries of the LA-RIO. The two small areas that are currently within the boundaries of the City that are proposed to become part of the County's jurisdiction at some point in the future will remain within the LA-RIO until the County assumes jurisdiction over those properties. Another portion of the NBC/Universal property, alongside Barham Boulevard, will also remain in the LA-RIO. While many of the development regulations and design guidelines, included in the RIO and River Guidelines, can be addressed in a future specific plan covering the NBC/Universal property, such a plan does not yet exist; if and when such a specific plan is adopted, the LA-RIO will continue to prevail unless the specific plan adopts more restrictive regulations and/or guidelines.

Shared Parking

Two comments suggested that it was over-reaching to include a guideline about shared parking in the River Guidelines. Staff concurs that while parking demands vary, from community to community, the current proliferation of parking lots and public parking structures along the Los Angeles River are an obstacle to the overall vision of the river corridor as a "greenway" and an area of respite and natural ambience. Therefore, the inclusion of a guideline that encourages the adoption of shared parking practices may help reduce the demand for parking immediately adjacent to the river and in turn facilitate the restoration of some of those parking areas as more "river-friendly" properties. Staff is therefore recommending that this guideline be retained.

Access

One comment expressed concern that the River Guidelines, in encouraging a public easement adjacent to the river path, and in encouraging the establishment of a publicly accessible greenway within the right-of-way, are both burdensome and overreaching. Staff would argue that properties adjacent to the river have a unique relationship, and therefore, a unique opportunity to facilitate increased access to, and enjoyment of, a linear public green space. Furthermore, the Guidelines are not requirements but are intended to guide the project's architects and landscape designers as well as staff planners to identify, to the extent feasible, a host of design solutions that enhance the goals of the LARRMP, the RIO, and the River Guidelines.

Negative Declaration

One comment was received on the Negative Declaration but the comment references the Final Environmental Impact Report that was completed for the LARRMP and has no application to the environmental clearance of the LA-RIO.

CONCLUSION

At a time of renewed community investment and environmental awareness, many cities throughout the country have been restoring their deteriorated waterways into recaptured oases. The LA-RIO and River Guidelines, along with other LARRMP strategies, brings Los Angeles to the forefront of this movement.

Since the middle of the last century the primary function of the Los Angeles River has been to serve the City's stormwater drainage system, and the streets have been largely relegated to the movement of private vehicles. As a result, river adjacent neighborhoods have been physically and psychologically disconnected from the River and their neighboring streets. While the River and the streets will continue to provide these functions, they hold tremendous potential as active public places that can support multiple modes of transportation and meet multiple goals. River amphitheatres and major boulevards can also be the stage for public events and celebrations. Our streets and our River can convey pedestrians and bicyclists on errands to neighborhood shops, the library, school, museums, parks and the grocery store. They can be places to stroll, jog, bicycle, skateboard or gather and chat alongside developments that nurture a River-friendly environment. The LA-RIO and Los Angeles River Design Guidelines will facilitate the transformation of our River as a civic asset and streets as public places, incorporating the neighborhood qualities and amenities that will elevate the quality of life for both the residents of, and visitors to, Los Angeles.

ATTACHMENT 1 – FINDINGS

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

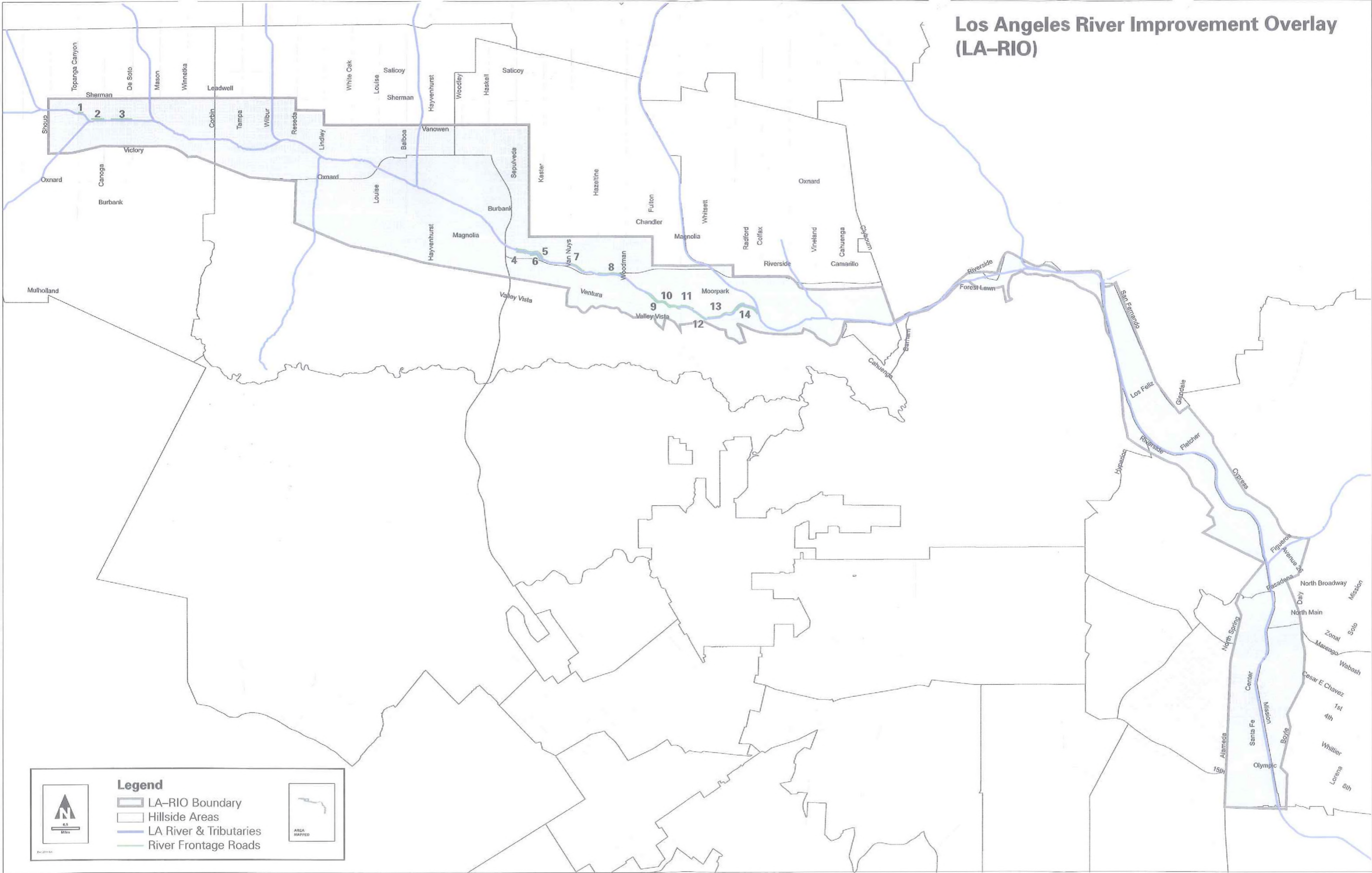
1. In accordance with Charter Section 556, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) are in substantial conformance with the purposes, intent and provisions of the General Plan. The proposed ordinance and guidelines will positively contribute to the improvement of water quality and supply and the provision of ecological corridors for birds and wildlife as defined in Chapter 6 of the Open Space and Conservation Element; and will promote effective and efficient approaches to reducing stormwater runoff and protecting water quality as defined in Objective 9.6 of Chapter 9 of the Framework Element of the General Plan; and
2. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will be in conformity with the public necessity, convenience, general welfare, and good zoning practice in that it will contribute toward protecting the City's natural settings from the effects of the encroachment of development as defined in Objective 6.1 of Chapter 6 of the Framework Element of the General Plan; and will protect and enhance the diversity and sustainability of the natural ecologies of the Santa Monica and San Pedro bays by requiring that future development near and along the Los Angeles River provide watershed protection in accordance with the City's Conservation Element of the General Plan; and
3. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.2, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will maximize the use of the City's existing open space network and recreation facilities by providing connections to them. The River Design Guidelines include a variety of design measures that promote safe pedestrian and bicycle access to the Los Angeles River; and
4. in accordance with Charter Section 558 (b)(2) and the City's General Plan Framework Objective 6.4, the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will ensure that the City's open spaces contribute positively to the stability and identity of the communities and neighborhoods in which they are located or through which they pass by encouraging a positive interface between the Los Angeles River and its adjacent properties. The LA-RIO and Los Angeles River Design Guidelines will encourage developments to include entryways to increase visibility and the safety of River Greenway users; and
5. in accordance with Charter Section 558 (b)(2), the proposed ordinance (Appendix A) and proposed guidelines (Appendix D) will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning because the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives discussed above.

ENVIRONMENTAL FINDING

A Negative Declaration (ENV-2007-3037-ND) was prepared for the proposed project. On the basis of the whole of the record before the lead agency including any comments received, the lead agency finds that there is no substantial evidence that the proposed project will have a significant effect on the environment.

The attached Negative Declaration (Appendix C) reflects the lead agency's independent judgment and analysis. For the reasons set forth in the attached Negative Declaration, the project will not have a significant effect on the environment. Staff hereby recommends adoption of the Negative Declaration.

Los Angeles River Improvement Overlay (LA-RIO)



Legend

-  LA-RIO Boundary
-  Hillside Areas
-  LA River & Tributaries
-  River Frontage Roads

0.5 Miles

AREA MAPPED

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-2007-3037-ND	CASE NO. CPC-2007-3036-RIO
--	--------------------------------------

PROJECT LOCATION
 The provisions of this ordinance shall apply to all properties located generally within approximately 2500' of the Los Angeles River.

PROJECT DESCRIPTION
 An ordinance amending Section 12.04 of the Los Angeles Municipal Code to establish the Los Angeles River Improvement Overlay District (LA-RIO) by changing the zone classification of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC. All properties included in the District shall comply with the development regulations set forth in River Improvement Overlay District (RIO) (13.15. E.)


NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Department of City Planning
 200 N. Spring St, 667
 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
CLAIRE BOWIN	City Planner	(213) 978-1213

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		10/29/2011

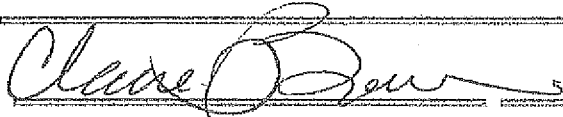
CITY OF LOS ANGELES
 OFFICE OF THE CITY CLERK
 ROOM 395, CITY HALL
 LOS ANGELES, CALIFORNIA 90012
CALIFORNIA ENVIRONMENTAL QUALITY ACT
INITIAL STUDY
and CHECKLIST
 (CEQA Guidelines Section 15063)

LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: CITYW	DATE: 10/06/2011
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2007-3037-ND	RELATED CASES: CPC-2007-3036-RIO	
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: LOS ANGELES RIVER IMPROVEMENT OVERLAY (LA-RIO) DISTRICT IMPLEMENTATION		
ENV PROJECT DESCRIPTION: An ordinance amending Section 12.04 of the Los Angeles Municipal Code to establish the Los Angeles River Improvement Overlay District (LA-RIO) by changing the zone classification of properties shown upon a portion of the Zoning Map incorporated therein and made a part of Article 2, Chapter 1 of the LAMC. All properties included in the District shall comply with the development regulations set forth in River Improvement Overlay District (RIO) (13.15. E.)		
ENVIRONMENTAL SETTINGS: Please refer to the Environmental Impact Report (State Clearinghouse No, 2006041050) certified by the City of Los Angeles on May 9, 2007, for the Los Angeles River Revitalization Master Plan for a thorough discussion of the existing environment. Additional CEQA documents incorporated by reference include the City's Integrated Resource Plan EIR certified in December 2007, and the LA County's Los Angeles River Master Plan adopted in 1996.		
PROJECT LOCATION: The provisions of this ordinance shall apply to all properties located generally within approximately 2500' of the Los Angeles River.		
COMMUNITY PLAN AREA: MULTIPLE STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: CITYWIDE	CERTIFIED NEIGHBORHOOD COUNCIL: CITYWIDE
EXISTING ZONING: MULTIPLE	MAX. DENSITY/INTENSITY ALLOWED BY ZONING: MULTIPLE (VARIES)	LA River Adjacent: YES
GENERAL PLAN LAND USE: MULTIPLE	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION: MULTIPLE (VARIES)	
	PROPOSED PROJECT DENSITY: N/A	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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

	City Planner	(213) 978-1213
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)

Background

PROPONENT NAME:

Department of City Planning

PHONE NUMBER:

(213) 978-1213

APPLICANT ADDRESS:

200 N. Spring St, 667
Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

10/06/2011

PROPOSAL NAME (if Applicable):

Los Angeles River Improvement Overlay (LA-RIO)

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
--------------------------------	--	------------------------------	-----------

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?				✓

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-2007-3037-N ENV-2007-3037-ND and the associated case(s), CPC-2007-3036-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:
CLAIRE BOWIN	City Planner	(213) 978-1213	09/27/2011

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

I. AESTHETICS		
a.	NO IMPACT	No impacts are anticipated. The region of influence for visual resources includes the Los Angeles River, a half-mile on either side of the river and surrounding areas. The LA-RIO area traverses the Los Angeles Basin, from the San Fernando Valley and eastern Los Angeles County, through Central Los Angeles. It passes through a highly urbanized area of the Los Angeles County. Residential neighborhoods, commercial and industrial districts, office buildings, and transportation corridors, such as Interstates 5 and 710 and railways, are included in the district. Open spaces, where development is limited and vegetation dominates the landscape, are limited. The LA-RIO itself would impose design standards in the RIO that would improve aesthetics.
b.	NO IMPACT	There are no roadways within the region of influence that are part of California's Scenic Highway Program.
c.	NO IMPACT	This property lies adjacent to the Los Angeles River and development regulations must be incorporated into the project to ensure consistency with the City's efforts for its revitalization.
d.	NO IMPACT	Light associated with the urban infrastructure illuminates the sky throughout the entire metropolitan area (City of Los Angeles 2005). Most areas throughout are fully developed with street lighting or commercial/industrial lighting. The ordinance would impose further lighting regulations to reduce light pollution.
II. AGRICULTURE AND FOREST RESOURCES		
a.	NO IMPACT	No impacts are anticipated. The Los Angeles County Important Farmland information indicates that the River Corridor is primarily classified as Urban and Built-Up Land. GIS data for 2004-2005 from the California Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program (FMMP) indicates that Prime and Unique Farmlands exist on the grounds of Pierce College, to the southeast of the Canoga

Impact?	Explanation	Mitigation Measures
	<p>Park in the Woodland Hills area. The same source information identifies Prime Farmlands to the south and the northeast of the Sepulveda Basin in the Encino area. Agriculture was at one time a major activity in the San Fernando Valley, both upstream and downstream of Sepulveda Reservoir, but it declined sharply between 1946 and the early 1970s, as urban growth in the valley displaced the existing farmland. In its 1989 Water Control Manual for Sepulveda Basin, the U.S. Army Corps of Engineers (Corps) stated that it leased about 340 acres of Sepulveda Reservoir Land to commercial agriculture for production of corn, alfalfa, and other truck crops (Corps 1989). Current GIS data of FMMA indicates that there are now approximately 170 acres of prime farmlands around Sepulveda Basin (DLRP 2005a). No other lands designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, or Farmland of Local Importance exist within the LA-RIO.</p>	
b. NO IMPACT	The ordinance would not result in the loss of farm land or other viable agricultural resources. The ordinance does not change zoning.	
c. NO IMPACT	The ordinance would not result in the loss of farm land or other viable agricultural resources, because presently, there is no farmland within the boundaries of the LA-RIO, and the ordinance does not change zoning.	
d. NO IMPACT	The ordinance would not result in the loss of forest land, because there is no forest land within the boundaries of the LA-RIO	
e. NO IMPACT	The ordinance would not result in the loss of farm land or other viable agricultural resources, because there is no farmland or forest land within the LA-RIO boundaries.	
III. AIR QUALITY		
a. NO IMPACT	The ordinance does not propose to conflict with or obstruct the implementation of the SCAQMD or Congestion Management Plan. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on air quality.	

Impact?	Explanation	Mitigation Measures	
b.	NO IMPACT	The ordinance does not propose to deviate from any applicable air quality regulations or policies. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on air quality.	
c.	NO IMPACT	The ordinance would not result in a cumulatively considerable net increase of any criteria pollutant. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on air quality.	
d.	NO IMPACT	The ordinance will not expose sensitive receptors to substantial pollutant concentrations. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on air quality.	
e.	NO IMPACT	This ordinance will not create objectionable odors. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on air quality.	
IV. BIOLOGICAL RESOURCES			
a.	NO IMPACT	The area is urban and built-out. The ordinance does not have a negative effect on any species identified as a candidate, sensitive, or special status species. The RIO native plant development regulations will result in additional habitat area.	
b.	NO IMPACT	The ordinance does not have a negative effect on riparian habitat or other sensitive natural community. The RIO native plant development regulations will result in additional habitat area.	
c.	NO IMPACT	The ordinance will not result in direct removal, filling, hydrological interruption, or other means.	
d.	NO IMPACT	The ordinance will not 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.	

Impact?	Explanation	Mitigation Measures	
e.	NO IMPACT	The ordinance does not conflict with any local policies or ordinances protecting biological resources. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have a negative effect on biological resources.	
f.	NO IMPACT	The ordinance does not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on biological resources.	
V. CULTURAL RESOURCES			
a.	NO IMPACT	Impacts are less than significant because changes to the project require discretionary action and the case will be individually analyzed by the Decision Maker.	
b.	NO IMPACT	The ordinance imposes RIO development regulations on all new projects; these regulations (landscaping, screening, lighting, river access) do not have an effect on archaeological resources.	
c.	NO IMPACT	The ordinance does not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.	
d.	NO IMPACT	The ordinance does not disturb any human remains, including those interred outside of formal cemeteries.	
VI. GEOLOGY AND SOILS			
a.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. However, the site is not within an Alquist-Priolo Fault Zone.	
b.	NO IMPACT	All areas within the State of California are subject to potentially catastrophic seismic events. However, the site is not within an Alquist-Priolo Fault Zone.	
c.	LESS THAN SIGNIFICANT IMPACT	Of the 32 miles the LA River traverses through the City of LA, approximately 28 are within liquefiable or potentially liquefiable areas and all new construction within these areas must conform to current seismic and geologic construction standards. The ordinance itself does not grant development rights for any	

Impact?	Explanation	Mitigation Measures	
	development.		
d.	NO IMPACT	Development on the site is subject to the requirements of the Los Angeles Municipal Code (Building Code). A Soils Report is required to be submitted to the Department of Building and Safety for review prior to any grading activities. The ordinance itself does not grant development rights for any development.	
e.	NO IMPACT	Soil erosion could occur on the site. However, construction related activities are regulated by the City's Building Code and permit requirements. Construction controls for erosion are required as a matter of law. The ordinance itself does not grant development rights for any development.	
f.	NO IMPACT	The site is not known to contain unstable geological units or soil conditions. The ordinance itself does not grant development rights for any development.	
g.	NO IMPACT	The site does not contain expansive soil condition, as defined in Table 18-1-B of the Uniform Building Code (1994), and the ordinance itself does not grant development rights for any development.	
h.	NO IMPACT	The ordinance does not involve the use of septic tanks or other alternative waste water disposal systems.	
VII. GREEN HOUSE GAS EMISSIONS			
a.	NO IMPACT	The ordinance will not result in a considerable contribution to greenhouse emissions.	
b.	NO IMPACT	The ordinance does not propose to deviate from any standard, policy or regulation for greenhouse gas emissions.	
VIII. HAZARDS AND HAZARDOUS MATERIALS			
a.	NO IMPACT	The ordinance may potentially bring increased number of people to additional recreational areas within LA-RIO district. However, the project would also decrease, through more intense development regulations and design guidelines, the possibility of exposure to hazardous materials.	
b.	NO IMPACT	The ordinance does not involve the use or storage of hazardous substances.	
c.	NO IMPACT	The ordinance does not involve the use or storage of hazardous substances.	

Impact?	Explanation	Mitigation Measures	
d.	LESS THAN SIGNIFICANT IMPACT	Checked databases indicate little possibility of impacts despite existence of sites of concern within the LA-RIO area. The ordinance would not result in additional hazard to the public or the environment with regard to hazardous materials.	
e.	NO IMPACT	The project site is not located within an airport land use plan area.	
f.	NO IMPACT	The project is not located near any private airports.	
g.	NO IMPACT	The project site is not subject to any emergency evacuation plan.	
h.	NO IMPACT	The project site is not located within an area prone to fire hazards.	
IX. HYDROLOGY AND WATER QUALITY			
a.	NO IMPACT	The ordinance will not violate any water quality standards or waste discharge requirements. The LA-RIO encourages the minimization of stormwater runoff by encouraging a greater degree of onsite detention, retention and infiltration of stormwater through the native landscaping regulations in the RIO.	
b.	NO IMPACT	The ordinance will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. The LA-RIO encourages the minimization of stormwater runoff by encouraging a greater degree of onsite detention, retention and infiltration of stormwater through the native landscaping regulations in the RIO.	
c.	NO IMPACT	The ordinance would not involve the alteration of any streams, creeks, rivers or any other watercourse. The LA-RIO encourages the minimization of stormwater runoff by encouraging a greater degree of onsite detention, retention and infiltration of stormwater through the native landscaping regulations in the RIO.	
d.	NO IMPACT	The ordinance would not involve the alteration of any streams, creeks, rivers or any other watercourse. The LA-RIO encourages the minimization of stormwater runoff by encouraging a greater degree of onsite detention, retention and infiltration of stormwater through the native landscaping regulations in the RIO.	

Impact?	Explanation	Mitigation Measures	
e.	NO IMPACT	The ordinance would not involve the alteration of any streams, creeks, rivers or any other watercourse. The LA-RIO encourages the minimization of stormwater runoff by encouraging a greater degree of onsite detention, retention and infiltration of stormwater through the native landscaping regulations in the RIO.	
f.	NO IMPACT	Any future projects within the area are required to comply with the Standard Urban Stormwater Mitigation Plan (SUSMP).	
g.	NO IMPACT	The ordinance does not place housing.	
h.	NO IMPACT	The ordinance does not place structures.	
i.	NO IMPACT	The LA-RIO plan does not grant development rights on land that is currently not zoned for development. Further, the LA-RIO does not change or restrict existing zoning, land use, or intensity of land use. Additionally, the LA-RIO plan area is adjacent to, but does not include, the Los Angeles River.	
j.	NO IMPACT	See above.	
X. LAND USE AND PLANNING			
a.	NO IMPACT	Impact of this project is only positive in reference to land use impacts by connecting communities to the Los Angeles River.	
b.	NO IMPACT	Within the boundaries of the LA-RIO there are presently two Specific Plans, two Community Design Overlay Districts (CDOs), two Streetscape Plans, one Pedestrian Oriented District (POD), and four Community Redevelopment Agency of Los Angeles (CRA/LA) Redevelopment Project Areas. The Specific Plans are Warner Center and the Ventura/Cahuenga Boulevard Corridor. The CDOs are Downtown Canoga Park and Commercial Corridor Canoga Park. The Streetscape Plans include Sherman Oaks and Studio City – Cahuenga Pass. The POD is the Atwater Village POD. The CRA/LA project areas are Reseda/Canoga Park, Chinatown, Central Industrial, and Adelante Eastside. Other plans may apply to projects within the LA-RIO boundaries. Projects are required to stay consistent with all applicable plans and meet the strictest requirement in the case of multiple guidelines and/or standards. There is no upzoning involved.	

Impact?	Explanation	Mitigation Measures	
c.	NO IMPACT	The ordinance does not conflict with any applicable habitat conservation plan or natural community conservation plan.	
XI. MINERAL RESOURCES			
a.	NO IMPACT	Properties located in the district are not subject to a Mineral Resources Zone.	
b.	NO IMPACT	The ordinance will not 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.	NO IMPACT	The ordinance will not result in 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.	NO IMPACT	The ordinance will not result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	
c.	NO IMPACT	The ordinance will not result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the ordinance.	
d.	NO IMPACT	Noise created during any construction will be temporary and in compliance with the municipal code, which restricts the hours during which construction can occur. The ordinance itself does not result in any construction.	
e.	NO IMPACT	The project is not located near any airport.	
f.	NO IMPACT	The project is not located near any airport.	
XIII. POPULATION AND HOUSING			
a.	NO IMPACT	The LA-RIO ordinance will not have any deleterious impact on population and housing. The ordinance only imposes design regulations, beyond any existing standards, on potential future projects.	
b.	NO IMPACT	The LA-RIO ordinance does not displace existing housing; the ordinance only imposes design regulations on new developments.	
c.	NO IMPACT	The LA-RIO ordinance does not displace substantial numbers of people, and it will not have any deleterious impact on population and housing. The ordinance only imposes design regulations on any future projects.	

Impact?	Explanation	Mitigation Measures
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XIV. PUBLIC SERVICES

a.	NO IMPACT	No deleterious impacts are anticipated. The design standards imposed by the ordinance will not increase response time or other negative impacts to fire services.	
b.	NO IMPACT	Police services are adequate to cover services required. The design regulations in the ordinance would not increase response time or cause negative impacts to police services.	
c.	NO IMPACT	No impact is anticipated. Any projects in the area will continue to pay school fees as part of the required fees paid during the permitting process.	
d.	NO IMPACT	The imposition of design regulations by the ordinance will enhance public recreation in the LA-RIO district, and projects in the area will continue to be required to pay any applicable fees for park and recreation facilities.	
e.	NO IMPACT	No impacts are anticipated. The ordinance would not cause impacts to roads or other government services, as it only imposes design regulations on new developments.	

XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	Project may bring increased number of people to additional recreational areas within LA-RIO district. However, measures in ordinance are not expected to result in reduced access to or limitations to the use of recreational resources in the River Corridor and vicinity, and measures may result in direct beneficial recreational impacts by providing new recreation resources and capacity. Less than significant impacts are anticipated with implementation of the ordinance.	
b.	NO IMPACT	Not applicable. The ordinance does not include the construction of recreational facilities.	

XVI. TRANSPORTATION/TRAFFIC

a.	NO IMPACT	No impacts anticipated. The ordinance, which imposes design regulations on new developments, does not conflict with present transportation/traffic plans. The ordinance may reduce traffic levels by encouraging bicycle travel and walking along the Los Angeles River and the neighboring areas adjacent to the River.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	No impacts anticipated. The ordinance, which imposes design regulations on new developments, does not have an effect on traffic and does not conflict with an applicable congestion management program. The ordinance may reduce traffic levels by encouraging bicycle travel and walking along the Los Angeles River and the neighboring areas adjacent to the River.	
c.	NO IMPACT	No impacts anticipated. The ordinance does not directly or indirectly result in a change in air traffic patterns.	
d.	NO IMPACT	No impacts anticipated. The ordinance does not increase hazardous design features or incompatible uses. The ordinance imposes development regulations, beyond any existing standards, on potential future projects.	
e.	NO IMPACT	This property lies adjacent to the Los Angeles River and appropriate design guidelines must be incorporated into the project to ensure public and emergency access.	
f.	NO IMPACT	No impacts anticipated. The LA-RIO is a complimentary ordinance to the LA 2010 Bicycle Plan.	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	NO IMPACT	No impacts are anticipated. The ordinance will not exceed wastewater treatment requirements. The ordinance imposes design regulations, beyond any existing standards, on potential future projects.	
b.	NO IMPACT	No impacts are anticipated. The ordinance does not have an effect on water or wastewater treatment facilities. The native plant requirements in the ordinance may actually slow stormwater runoff and reduce the need for water or wastewater treatment.	
c.	NO IMPACT	No impacts are anticipated. The ordinance, through native landscaping requirements, will reduce the need for new storm water drainage facilities.	
d.	NO IMPACT	No impacts are anticipated. The ordinance does not grant new or expanded entitlements.	
e.	NO IMPACT	No impacts are anticipated. The ordinance will not result in an increase in demand for wastewater treatment. The native plant requirements in the ordinance may reduce demand for wastewater treatment.	

Impact?	Explanation	Mitigation Measures
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f.	NO IMPACT	No impacts are anticipated. The ordinance does not increase solid waste disposal needs. The ordinance imposes design regulations, beyond any existing standards, on potential future projects.	
g.	NO IMPACT	No impacts are anticipated. The ordinance does not concern solid waste, and it will not have an effect on compliance with federal, state, and local statutes and regulations related to solid waste.	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	NO IMPACT	No impacts are anticipated. The ordinance has the potential to improve the quality of environment and increase the habitat of a fish or wildlife species by imposing design regulations, such as native plant requirements, on new projects.	
b.	NO IMPACT	The ordinance imposes development regulations, beyond any existing standards, on potential future projects. Baseline conditions would remain unchanged. No significant cumulative impacts are anticipated.	
c.	NO IMPACT	The ordinance imposes development regulations, beyond any existing standards, on potential future projects. Therefore, the ordinance itself does not have environmental effects that will cause adverse effects on human beings, either directly or indirectly.	

DETERMINATION LETTER
CPC-2007-3036-RIO
MAILING DATE: 02/14/12

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