

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 12
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PROJECT TITLE ENV-2011-1312-ND	CASE NO. CPC-1990-439-DA
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PROJECT LOCATION
20100 RINALDI ST

PROJECT DESCRIPTION
 The applicant (Porter Ranch Development Company) is requesting an amendment to the 2008 Amended and Restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company, adopted by Ordinance No. 180084 on July 25, 2008 (effective date: September 9, 2008), to extend the current expiration date of the development agreement by five years from December 31, 2015 to December 31, 2020. No other changes to the Development Agreement or the underlying planning and zoning approvals are requested in connection with the requested 5-year time extension.

An Environmental Impact Report (EIR No. 88-0026) was adopted as the environmental clearance for the Porter Ranch Land Use/Transportation Specific Plan in 1990. All impacts were evaluated and mitigated under the EIR and the requested 5-year time extension would not create any new environmental impacts.

NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY
 Porter Ranch Development Company
 8383 Wilshire Boulevard, Suite 700
 Beverly Hills, CA 90211

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
PRIYA MEHENDALE	City Planning Assistant	(818) 374-5060

ADDRESS	SIGNATURE (Official)	DATE
200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012		9/7/11

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)

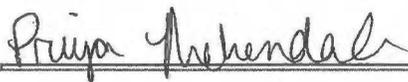
LEAD CITY AGENCY: City of Los Angeles	COUNCIL DISTRICT: 12	DATE:
RESPONSIBLE AGENCIES: Department of City Planning		
ENVIRONMENTAL CASE: ENV-2011-1312-ND	RELATED CASES: CPC-1990-439-DA	
PREVIOUS ACTIONS CASE NO.:	<input type="checkbox"/> Does have significant changes from previous actions. <input type="checkbox"/> Does NOT have significant changes from previous actions	
PROJECT DESCRIPTION: MODIFICATION OF DEVELOPMENT AGREEMENT'S TERMINATION DATE		
ENV PROJECT DESCRIPTION: The applicant (Porter Ranch Development Company) is requesting an amendment to the 2008 Amended and Restated Development Agreement by and between the City of Los Angeles and the Porter Ranch Development Company, adopted by Ordinance No. 180084 on July 25, 2008 (effective date: September 9, 2008), to extend the current expiration date of the development agreement by five years from December 31, 2015 to December 31, 2020. No other changes to the Development Agreement or the underlying planning and zoning approvals are requested in connection with the requested 5-year time extension. An Environmental Impact Report (EIR No. 88-0026) was adopted as the environmental clearance for the Porter Ranch Land Use/Transportation Specific Plan in 1990. All impacts were evaluated and mitigated under the EIR and the requested 5-year time extension would not create any new environmental impacts.		
ENVIRONMENTAL SETTINGS: The Development Agreement encompasses most of the Porter Ranch Land Use/Transportation Specific Plan area, which includes approximately 1,300 acres of a master planning community in the northwest portion of the San Fernando Valley. Approximately 60% of the area has been developed with a mixture of single-family homes, townhouses, attached and detached condominiums, retail shopping centers, office space, senior housing, a church campus, several parks, a public school, fire station, and a network of equestrian trails and bikeways. The area included in the Development Agreement is located in the Chatsworth-Porter Ranch Community Plan and the Porter Ranch Land Use/Transportation Specific Plan. The Community Plan land use categories include Community Commercial, Neighborhood and Office Commercial, Low Medium I Residential, Minimum, Very Low I, and Very Low II Residential, Public Facility, and Public Open Space. The Specific Plan divides the property into two major areas - the Community Center Area and the Single Family Area. These two areas are further subdivided into subareas, which each have development standards related to permitted and prohibited uses, building intensity and density, floor area limitations, building heights, landscaping and setbacks, sign regulations, etc.		
PROJECT LOCATION: 20100 RINALDI ST		
COMMUNITY PLAN AREA: CHATSWORTH - PORTER RANCH STATUS: <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	AREA PLANNING COMMISSION: NORTH VALLEY	CERTIFIED NEIGHBORHOOD COUNCIL: PORTER RANCH
EXISTING ZONING:	MAX. DENSITY/INTENSITY ALLOWED BY ZONING:	

GENERAL PLAN LAND USE:	MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:	LA RIVER Adjacent: NO
	PROPOSED PROJECT DENSITY:	

Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

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



City Planning Assistant

(818) 374-5060

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:

Porter Ranch Development Company

PHONE NUMBER:

(323) 655-7330

APPLICANT ADDRESS:

8383 Wilshire Boulevard, Suite 700
Beverly Hills, CA 90211

AGENCY REQUIRING CHECKLIST:

Department of City Planning

DATE SUBMITTED:

06/27/2011

PROPOSAL NAME (if Applicable):

Porter Ranch Development Agreement - Time Extension

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?		✓	
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓	

VI. GEOLOGY AND SOILS

a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		✓	
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?		✓	
e.	Result in substantial soil erosion or the loss of topsoil?		✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓	
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓	
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?		✓	

VII. GREEN HOUSE GAS EMISSIONS

a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?		✓	
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?		✓	
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?		✓	
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?		✓	

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

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?		✓	
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?		✓	
XIII. POPULATION AND HOUSING				
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?		✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		✓	
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		✓	
XIV. PUBLIC SERVICES				
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓	
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓	
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓	
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?		✓	
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?		✓	
XV. RECREATION				
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓	
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?		✓	
XVI. TRANSPORTATION/TRAFFIC				
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?		✓	
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?		✓	
e.	Result in inadequate emergency access?		✓	
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓	
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?		✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓	
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓	

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

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

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

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

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

The project as identified in the project description will not cause potentially significant impacts on the environment. Therefore, this environmental analysis concludes that a Negative Declaration shall be issued for the environmental case file known as **ENV-2011-1312-N** and **ENV-2011-1312-ND** and the associated case(s), **CPC-1990-439-DA**.

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:
PRIYA MEHENDELE	City Planning Assistant	(818) 374-5060	07/27/2011

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

I. AESTHETICS		
a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have any impact on area aesthetics.
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have any impact on area aesthetics.
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have any impact on area aesthetics.
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have any impact on area aesthetics.
II. AGRICULTURE AND FOREST RESOURCES		
a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on agriculture or forest resources.
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on agriculture or forest

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	resources. The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on agriculture or forest resources.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on agriculture or forest resources.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on agriculture or forest resources.	
III. AIR QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request will not have an impact on air quality.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request will not have an impact on air quality.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request will not have an impact on air quality.	

Impact?	Explanation	Mitigation Measures
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d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request will not have an impact on air quality.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request will not have an impact on air quality.	

IV. BIOLOGICAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	

Impact?	Explanation	Mitigation Measures
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f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on biological resources.	
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V. CULTURAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on cultural resources.	
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b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on cultural resources.	
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c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on cultural resources.	
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d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on cultural resources.	
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VI. GEOLOGY AND SOILS

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
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Impact?	Explanation	Mitigation Measures	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
g.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	
h.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the area's geology or soils.	

Impact?	Explanation	Mitigation Measures
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VII. GREEN HOUSE GAS EMISSIONS

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on green house gas emissions.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on green house gas emissions.	

VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	

Impact?	Explanation	Mitigation Measures	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
g.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
h.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not generate hazards and hazardous materials.	
IX. HYDROLOGY AND WATER QUALITY			
a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	

Impact?	Explanation	Mitigation Measures	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
g.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
h.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
i.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	

Impact?	Explanation	Mitigation Measures
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j.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on hydrology and water quality.	
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X. LAND USE AND PLANNING

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on land use and planning.	
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b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on land use and planning.	
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c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on land use and planning.	
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XI. MINERAL RESOURCES

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on mineral resources.	
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b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on mineral resources.	
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XII. NOISE

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on noise.	

XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request	
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Impact?	Explanation	Mitigation Measures
	for a five year time extension will not have an impact on population and housing.	
b. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on population and housing.	
c. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on population and housing.	
XIV. PUBLIC SERVICES		
a. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on public services.	
b. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on public services.	
c. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on public services.	
d. LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on public services.	

Impact?	Explanation	Mitigation Measures
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e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on public services.	
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XV. RECREATION

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on recreation.	
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b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on recreation.	
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XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
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b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
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c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
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Impact?	Explanation	Mitigation Measures	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on the project area's transportation or traffic.	
XVII. UTILITIES AND SERVICE SYSTEMS			
a.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
b.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
c.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	

Impact?	Explanation	Mitigation Measures	
d.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
e.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
f.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
g.	LESS THAN SIGNIFICANT IMPACT	The applicant is requesting a Time Extension for the Development Agreement between the City of Los Angeles and the Porter Ranch Development Company approved under Case No. CPC-1990-439-DA. The request for a five year time extension will not have an impact on utilities or service systems.	
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE			
a.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project or request has an identified significant impact for any of the above issues that could not be mitigated to a less than significant level. The requested 5-year time extension of a previously approved Development Agreement would not have the potential to degrade the quality of the environment that was not previously evaluated and mitigated under the EIR approved in 1990.	
b.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if the proposed project (including other related projects in the area of the project site) would result in impacts that are less than significant when looked at individually. The request for a 5-year time extension would not have impacts that are individually limited.	

Impact?	Explanation	Mitigation Measures
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c.	LESS THAN SIGNIFICANT IMPACT	A significant impact may occur if a project has the potential to result in significant impacts. The request for a 5-year time extension for a previously approved Development Agreement would not have significant environmental effects on human beings, either directly or indirectly.	
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