

CEQA Compliance – Statutory Exemption

Affordable Housing Linkage Fee Ordinance CPC-2016-3431-CA

Project Description

An ordinance amending Section 21.18 of the Los Angeles Municipal Code, establishing an Affordable Housing Linkage Fee, and directing Linkage Fees derived from Development Projects to the Affordable Housing Trust Fund.

Summary

The proposed ordinance is not a “project” under CEQA pursuant to CEQA Guidelines section 15378 (b)(4), which provides that CEQA does not apply to the creation of governmental funding mechanisms that do not involve a commitment to a particular project which may result in a significant impact to the environment. The ordinance does not identify any specific future project or projects which can be singled out as resulting in an environmental impact. Therefore, the Affordable Housing Linkage Fee is not considered a “project”, and thus not subject to CEQA.

Further, the proposed ordinance qualifies under the “common sense” CEQA exemption pursuant to CEQA Guidelines Section 15061(b)(3), which provides that, where it can be seen with certainty that there is no possibility that a project may have a significant effect on the environment, the project is not subject to CEQA. CEQA only applies to projects that have the potential to cause a significant effect on the environment – either through a direct impact or reasonably foreseeable indirect impact. The proposed ordinance does not have that possibility.

As stated, because the ordinance does not commit funds directly to any specific future development project, it will not cause any direct impact on the environment. At this point in time it would be speculative to evaluate the impacts of any such project which would be subject to payment of the linkage fee, or which would receive project funding as a result of this ordinance. Further, any potential indirect impact of the ordinance on the environment will be minor as the proposed Linkage Fee is not anticipated to alter existing development patterns. As supported by the Nexus Study provided in Exhibit C, the City reasonably expects that implementation of the ordinance will not affect the number, type, size or location of development projects built in the City, due to the fact that the fee has been designed to be feasible across all market conditions and product types throughout Los Angeles. As such, the ordinance is unlikely to create any foreseeable direct or indirect physical impact on the environment.

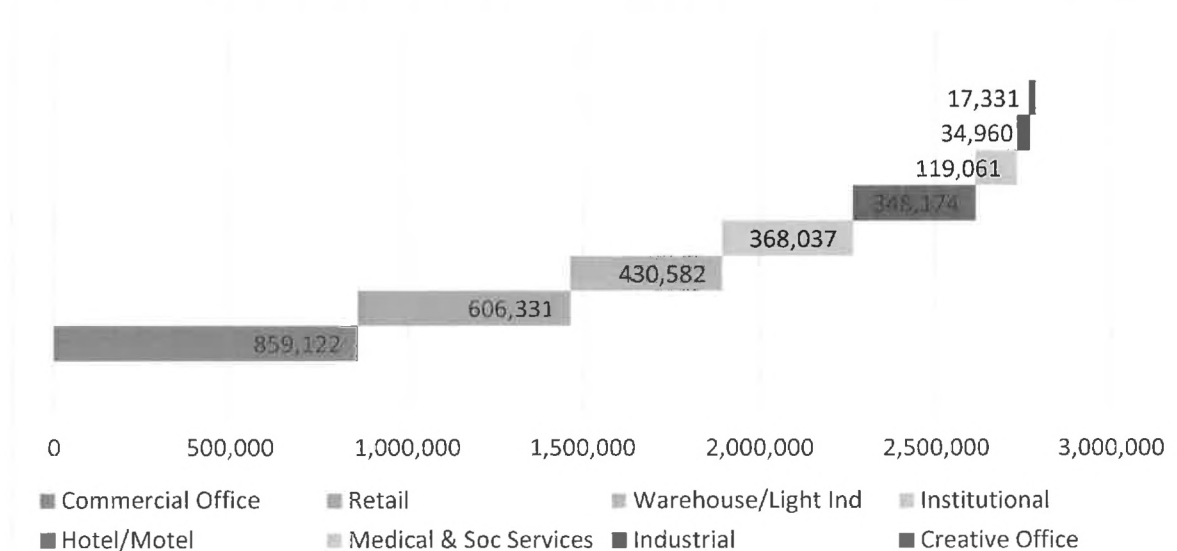
Current Environment

For the purpose of CEQA, the analysis of potential environmental impacts from a “project” is based upon a comparison of the potential impacts of a project within the baseline. The baseline is generally the existing conditions at the time the City commences the environmental review of the project (CEQA Guidelines, Section 15125(a)).

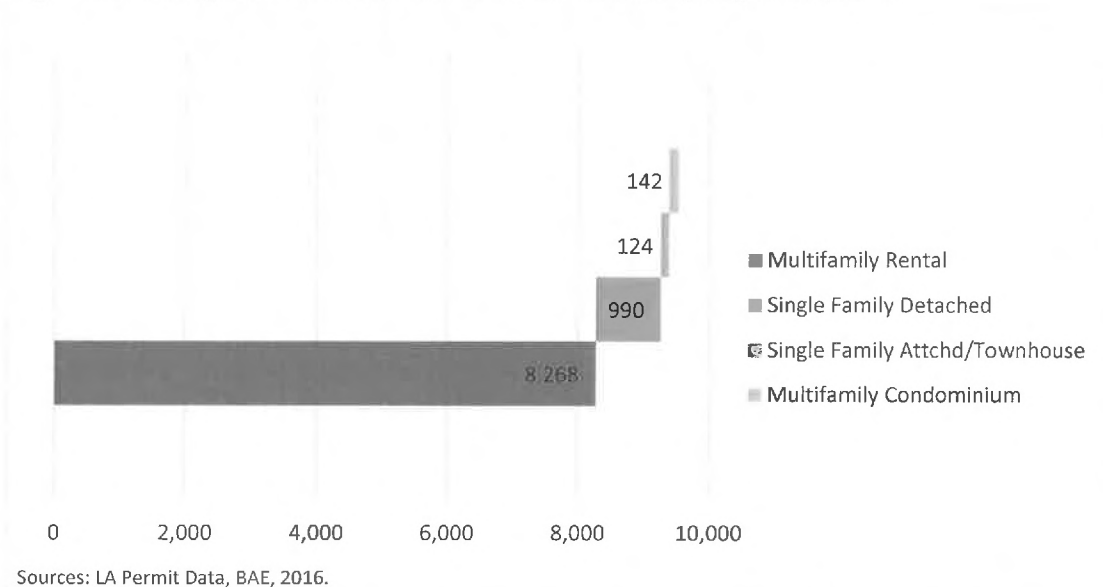
The City collected data on current market conditions and development patterns throughout Los Angeles as part of the Nexus Study analysis. The purpose of this study was to identify the need for affordable housing created by baseline levels of commercial and residential development. The Affordable Housing Linkage Fee is intended precisely to mitigate these impacts.

Data on building permits issued between the years 2011 to 2015 across a variety of land use types and geographies were collected to document existing development patterns. These data show that during this time, on average, the City permitted approximately 5.7 million square feet of commercial space and 14.0 million square feet of residential space per year. Of this, a total of 2.78 million square feet per year of commercial square footage was dedicated to employment-generating commercial uses, of which the three most common uses were commercial office, retail, and warehouse/light industrial. The most significant portion of permitted residential square footage was in multifamily rental, averaging 8,268 units in 9.8 million square feet annually. The graphs shown in Figures 1 and 2 display the annual average for residential and commercial development permitted during the period.

Figure 1. Average Annual Permitted Sq. Ft., Employment-Generating Uses, LA 2011-2015



Source: LA Permit Data, BAE, 2016.

Figure 2. Average Annual Residential Units Permitted, City of LA, 2011-

Current market conditions across a range of submarkets were evaluated in order to conduct a financial feasibility analysis. To conduct this analysis, the City was divided into 114 sub-geographies, enabling fine-grained analysis of market differentiation by neighborhood. Each neighborhood was classified by market condition into Low, Medium, or High. For commercial uses, a composite index of office and retail rents were analyzed for each neighborhood, based on the standard deviation from the mean office and retail rents throughout the City. For residential uses, a similar methodology was used based on rent and sale price data for units built in 2006 or later. Additional details on the methodology and results of this analysis are available in the full text of the Nexus Study included in Exhibit C.

The intent of this feasibility analysis was to ensure that the Housing Impact Fee does not significantly alter development patterns, as it is designed to be responsive to local market conditions. Proposed fee levels are derived from this feasibility study, in order to ensure that the fee is supported by market conditions and developer expectations throughout the City. As such, the City reasonably expects that development patterns will not be substantially altered from the baseline as a result of this ordinance.

Proposed Ordinance

The proposed ordinance introduces new regulations to establish the Affordable Housing Linkage Fee, a fee levied on new development meeting specific criteria to mitigate that development's impact on the demand for affordable housing. Any residential or commercial development that requires a building permit and creates additional demand for affordable housing through the creation of additional housing units or nonresidential floor area is subject to the Affordable Housing Linkage Fee. Specifically, this ordinance applies to any multifamily residential building with more than five units, any new construction of a single-family detached home resulting in an increase of 2,000 square feet or more from the prior home, any addition to an existing single-

family detached home of 2,000 square feet or more, and any nonresidential development with 25,000 square feet or more of new floor area. Exemptions would apply to residential developments which include a specified minimum percentage of affordable housing units (40% moderate income, 20% low-income or 11% very low-income), second dwelling units (accessory dwelling units), projects located within the Central City West Specific Plan Area, projects subject to greater affordable housing requirements, or adaptive reuse of any Historic Cultural Monument. Additionally, for mixed-use projects, the first 25,000 square feet of nonresidential use would be excluded from the fee calculation. Common areas such as gyms or community rooms in multi-family buildings would also be excluded.

The amount of the Linkage Fee will differ based on building use. The fee amount will be calculated for each development project as the amount of floor area dedicated to each use type, multiplied by the fee level for that use. The proposed initial fee schedule is \$5 per square foot for nonresidential uses, including hotels, and \$12 per square foot for residential uses. An annual adjustment would be made to the fees based on the change in Consumer Price Index (CPI-U).

Fees generated as a result of this ordinance may be used to fund the construction of new units, or for the rehabilitation and preservation of existing affordable units. Fee revenue will be directed to a new Housing Impact Trust Fund, which would be managed by the Housing and Community Investment Department (HCID).

Analysis

Not a "Project" Under CEQA – CEQA Guidelines Section 15378(b)(4)

The proposed Affordable Housing Linkage Fee ordinance is precisely intended to create a City of Los Angeles funding mechanism for affordable housing, but the Linkage Fee does not include any specific commitment to an individual project or any specific collection of individually identified projects. Rather, the Affordable Housing Linkage Fee ordinance is intended to enable the City to enhance and improve the availability of affordable housing opportunities in general, based on the increased need for such housing attributable to new residential and commercial development within the City.

The Linkage Fee ordinance does not commit the City to use this investment to fund any specific, readily identifiable future project or projects that can be singled out as resulting in a potentially significant environmental impact. As such, the Affordable Housing Linkage Fee ordinance is not considered a "project" under CEQA Guidelines section 15378 (b)(4), and thus is not subject to CEQA.

"Common Sense" Exemption - CEQA Guidelines Section 15061(b)(3)

A reasonable argument could be made that the imposition of the Affordable Housing Linkage Fee may have the potential to indirectly impact the physical environment by affecting development patterns. Placing a fee on new development may indirectly influence development and investment decisions, leading to some perceivable change in how development occurs. This would be possible if the imposed fee were high enough to impact overall financial feasibility of a given development project. If such an argument were shown to be valid, it is possible that the ordinance

would potentially require analysis under CEQA. However, the City's analysis, as substantiated by the Nexus Study, shows that the Affordable Housing Linkage Fee ordinance is not anticipated to significantly alter development patterns, and thus has no discernable direct or indirect environmental impact.

The proposed fees were selected based on a conservative financial analysis provided in the Nexus Study. A detailed analysis was performed on several prototypical residential and commercial product types across the City to determine the maximum feasible fee which could be placed on new development without impacting the project's expected financial returns. This analysis was stratified across three geographies – categorized as "Low Market Area," "Medium Market Area," and "High Market Area" – which were determined based on a detailed assessment of median residential and commercial rental and sales prices in 114 neighborhoods. Additional details on the methodology and results of this analysis are available in the full text of the Nexus Study, provided in Exhibit C.

As a result of the analysis contained in the Nexus Study, the City developed a range of feasible linkage fees which could be placed on new development in each market area. Any fee amount which is equal to or less than these feasible fee amounts can be expected to have minimal to no impact on development patterns. These fees are shown in Figure 3 below.

Figure 3. Maximum Feasible Fees and Proposed Fees, \$ per square foot

Use	Feasible Fee (High)	Feasible Fee (Medium)	Proposed Fee
COMMERCIAL			
Office	\$33	\$15	\$5
Retail	\$28	\$7	\$5
Hotel	\$25	\$5	\$5
Industrial	\$20	\$14	\$5
Warehouse	\$25	\$5	\$5
Medical	\$35	\$35	\$5
RESIDENTIAL			
Multi-Family Rental	\$24	\$18	\$12
Multi-Family Condo	\$45	\$22	\$12
Single-Family Attached	\$32	\$26	\$12
Single-Family Detached	\$49	\$31	\$12

The proposed Linkage Fee is designed to be feasible in all market areas, simplifying the various feasible fee amounts to a single fee for commercial (\$5 per square foot) and residential (\$12 per square foot) development that would apply citywide. Because the fees would apply citywide, including Low Market Areas, the draft fee levels are generally lower than what is considered to be supportable in Medium and High Market Areas. The draft fees were also lowered below the levels supported by the study's feasibility analysis because these calculations were made during a period of relatively high rents and sale prices, and the fee should be supportable during all market cycles.

As a result of this analysis, it can reasonably be concluded that the proposed fee levels are low enough so as to have no discernable impact on development patterns. While the results of the

Nexus Study imply that new development projects in Low Market Areas would be the most highly impacted by the Linkage Fee, data on building permits in this area show that this may not be a significant concern. Analysis of building permit data in this region between 2011 and 2015 reveals that 60% of all development in Low Market Areas would be exempt from the Affordable Housing Linkage Fee based on the recommended exemptions described above (compared to 44% citywide). Only 22% of all building activity takes place in Low Market Areas, yet this area accounts for nearly a third of all projects in the City that would be exempt from the fee. This analysis reveals that if baseline conditions continue, only a portion of new development in these market areas would be subject to the Linkage Fee. As a result, any potential impact on development patterns in this area are expected to be minimal.

Figure 4. Building Permits, New Construction, 2011 to 2015

Building Type	Total Citywide	Total Low Market Area	% in Low Market Area
Accessory Living Quarters	74	9	12.16%
Second Dwelling Units~	16	4	25.00%
Apartment, 5 units or less~	1,040	528	50.77%
Apartment, >5 units	481	75	15.59%
Apartment, Affordable~	79	10	12.66%
Condominium	155	23	14.84%
Senior Independent Housing	15	1	6.67%
Single - family Attached	550	195	35.45%
Single-family Detached, New or Replacement <2,000 sq. ft.~	1,993	415	20.82%
Single - family Detached, New or Replacement 2,000+ sq. ft.	2,980	354	11.88%
Mixed use, <25,000 sq. ft.~	31	3	9.68%
Mixed use, 25,000+ sq. ft.~	39	3	7.69%
Commercial, <25,000 sq. ft.~	192	47	24.48%

Commercial, 25,000 sq. ft.	146	44	30.14%
Commercial, non-profit or governmental~	95	14	14.74%
Total Buildings	7,886	1,725	21.87%
Total Exempt Buildings	3,485	1,024	29.38%

Source: LA Permit Data.

~ Exempt from AHLF or deduction applies.

Subsequent Environmental Review

All future affordable housing projects that receive financial assistance through the Affordable Housing Linkage Fee program will be subject to environmental review at such time as approvals for those projects are considered. Individual projects may, or may not be found to be individually exempt from CEQA on the basis of their unique characteristics. That decision can only be made at a later date, when the investment in a specific project is identified. The exemptions from CEQA that apply to the establishment of the Affordable Housing Linkage Fee program do not apply to the individual projects funded by the Linkage Fee program.

Furthermore, the Affordable Housing Linkage Fee program is not intended to provide a means for exempting any future development projects of any sort from the requirements of CEQA, simply by payment of established fees. Instead, all future development projects will undergo CEQA review as appropriate and applicable to their unique characteristics, and payment of fees pursuant to the Affordable Housing Linkage Fee ordinance may satisfy certain mitigation measures otherwise currently exacted by the City through ad hoc negotiations.

CEQA Compliance – Negative Declaration

Affordable Housing Linkage Fee Ordinance CPC-2016-3431-CA

EVALUATION

Summary

Below is a discussion of the potential impacts in each environmental topic area. In most cases, topic areas are not impacted at all, or only tangentially. In cases where there may be a potential effect, the net result would be minor. As a result, the preliminary study finds no potential impacts.

This evaluation is a review of the impact of the Affordable Housing Linkage Fee on development patterns and behavior throughout the City of Los Angeles.

Aesthetics

The Affordable Housing Linkage Fee ordinance would have no impact on the physical size, shape or aesthetics of new residential and commercial development. The fee is designed to be feasible given current construction costs and development conditions in a variety of market conditions, and as such should have no impact on the aesthetics of future projects. Furthermore, as no new construction is specifically proposed in this ordinance, there will be no impact to scenic vistas, scenic resources, visual character or quality, or light quality. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists and impacts to aesthetics would be subject to subsequent environmental review and analyzed during the application process.

Mitigation Measures: None.

Conclusion: No impact to aesthetics.

Agriculture and Forestry Resources

The amendment will not directly or indirectly result in the loss or conversion of any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. No loss of forest land or conversion of forest land to non-forest land will occur.

Mitigation Measures: None.

Conclusion: No impact to agricultural resources.

Air Quality

The proposed amendment will not obstruct the implementation of South Coast Air Quality Management District plans, nor will it violate any air quality standard or contribute substantially to an existing or projected air quality violation. As no construction is proposed, it will not result in the cumulative net increase of any criteria pollutant for which the project is non-attainment, expose

Commercial, 25,000 sq. ft.	146	44	30.14%
Commercial, non-profit or governmental~	95	14	14.74%
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sensitive receptors to pollutants, or create objectionable odors. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists and impacts to sensitive receptors and the creation of objectionable odors would be subject to subsequent environmental review and analyzed during the application process.

Mitigation Measures: None.

Conclusion: No impact to air quality.

Biological Resources

The proposed text amendment will not impact state or federally listed species, riparian habitat, wetlands, sensitive natural communities, migratory fish or wildlife species, adopted Habitat Conservation Plan, Natural Community Plan, trees, or marine animals. No construction is proposed as part of this amendment. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to biological resources.

Mitigation Measures: None.

Conclusion: No impact to biological resources.

Cultural Resources

The proposed amendment does not commit funding to any specified development project, and as such will not bear any direct or indirect impact on historical, archeological, paleontological, or other cultural resources. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to cultural resources at that time.

Mitigation Measures: None.

Conclusion: No impact to cultural resources.

Geology and Soils

The proposed ordinance would not increase the potential to expose more people to strong seismic ground shaking, ground failure, soil erosion or landslides than under baseline conditions in the current environment. All future development would have required soils reports and foundation plans that respond to the regional soils and potential for ground shaking.

Mitigation Measures: None.

Conclusion: No impact to geology and soils.

Greenhouse Gas Emissions

The amendment will not cause an increase in cumulative greenhouse gas emissions nor will it conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing

greenhouse gases. Any future structures and uses would be subject to environmental review and potential impacts to greenhouse gas emissions would be analyzed at that time.

Mitigation Measures: None.

Conclusion: No impact to greenhouse gas emissions.

Hazards and Hazardous Materials

The proposed amendment does not involve the commitment of funds to any specific project, and as such will not have any impact on the routine transport, use or disposal of hazardous materials. The ordinance will not create any significant hazards through the release of hazardous materials nor interfere with any adopted emergency response or emergency evacuation plans. Any future structures and uses would be subject to environmental review and potential impacts to hazards and hazardous materials would be analyzed at that time.

Mitigation Measures: None.

Conclusion: No impact to hazards or hazardous materials.

Hydrology and Water Quality

The Affordable Housing Linkage Fee ordinance does not commit funding to any specified development project, and as such will not bear any direct or indirect impact on run-off, surface water body, groundwater supplies, hydrology, or water quality. Future development projects will be subject to subsequent environmental review and will be evaluated for potential impacts to hydrology and water quality at that time.

Mitigation Measures: None.

Conclusion: No impact to hydrology and water quality.

Land Use and Planning

The Affordable Housing Linkage Fee ordinance does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. Any subsequent development projects will be subject to environmental review and will be evaluated for potential impacts to land use and planning at that time.

Mitigation Measures: None.

Conclusion: No impact to land use and planning.

Mineral Resources

The Affordable Housing Linkage Fee ordinance will have no effect on mineral resources locally or regionally, either in availability or future value. No loss or use of known mineral resources will

occur. Any future development projects will be subject to environmental review and will be evaluated for any potential impacts to mineral resources at that time.

Mitigation Measures: None.

Conclusion: No impact to mineral resources.

Noise

The Affordable Housing Linkage Fee ordinance does not expose additional persons to, or generate, excess noise levels, as it does not directly generate new development. As discussed in this report, the ordinance is not expected to have any impact on development patterns and as such it can reasonably be concluded that the ordinance will not result in any impacts to noise. Any future development projects will be subject to environmental review and will be evaluated for any potential impacts to noise at that time.

Mitigation Measures: None.

Conclusion: No impact to noise.

Population and Housing

The Affordable Housing Linkage Fee ordinance is designed to respond to existing demand for affordable housing, and will not induce substantial population growth in an area, either directly or indirectly. As explained in this report and substantiated by the Nexus Study, the ordinance will not directly result in any impacts to baseline development patterns. Additionally, the ordinance will not result in indirect significant impacts. The City's analysis shows that the ordinance is not likely to slow or reduce the development of housing or result in a net loss of existing housing units affordable to very low- or low-income households (as defined by federal and/or City standards), through demolition, conversion, or other means.

Mitigation Measures: None.

Conclusion: No impact to population or housing.

Public Services

The Affordable Housing Linkage Fee ordinance would not adversely impact response time or service ratios for fire protection, police protection, schools, parks, or other public facilities. No funds are committed to any specific project at this time, and as such the ordinance will not impact public services. Any future development projects will be subject to environmental review and will be evaluated for any potential impacts to public services at that time.

Mitigation Measures: None.

Conclusion: No impact to public services.

Recreation

The proposed ordinance would not 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. As the ordinance does not commit funds to any specific project, the project would not include any recreational facilities nor necessitate the construction or expansion of recreational facilities. Any future development project would be subject to environmental review and would be evaluated for any potential impacts to recreation at that time.

Mitigation Measures: None.

Conclusion: No impact to recreation.

Transportation and Traffic

The proposed ordinance would not substantially affect circulation, congestion, or traffic patterns, nor would it increase hazards, result in incompatible uses, or impact emergency access. As the ordinance does not commit funds to any specific project, nor will it alter baseline development patterns, there are no impacts on traffic and capacity of the street system. Any future development project would be subject to environmental review and would be evaluated for any potential impacts to transportation and traffic at that time.

Mitigation Measures: None.

Conclusion: No impact to Transportation and Traffic.

Utilities and Service Systems

The proposed ordinance will not violate any water or wastewater treatment requirements or contribute substantially to wastewater generation. As no construction is proposed, the ordinance will not result in a need for new water or wastewater treatment facilities. Any future development and resulting structures would be subject to the same building and environmental review process that currently exists, and any potential impacts to utilities and service systems would be analyzed at that time.

Mitigation Measures: None.

Conclusion: No impact to utilities and service systems.

CONCLUSION

Based upon results of the Nexus Study, as well as the other information set forth above, in the staff report related to this ordinance and the substantial evidence contained in the whole of the record of proceedings, the City has determined that it can be seen with certainty that there is no possibility the adoption and enforcement of this ordinance may have a significant effect on the environment.

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
 ROOM 360, CITY HALL
 LOS ANGELES, CALIFORNIA 90012

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
 INITIAL STUDY
 AND CHECKLIST**
 (Article IV B City CEQA Guidelines)

LEAD CITY AGENCY City of Los Angeles Department of City Planning	COUNCIL DISTRICT All	DATE Nov. 10, 2016
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RESPONSIBLE AGENCIES

PROJECT TITLE/NO. Affordable Housing Linkage Fee Ordinance CPC-2016-3431-CA	CASE NO. ENV-2016-3432-ND
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PREVIOUS ACTIONS CASE NO. N/A	<input type="checkbox"/> DOES have significant changes from previous actions. <input checked="" type="checkbox"/> DOES NOT have significant changes from previous actions.
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PROJECT DESCRIPTION:

Affordable Housing Linkage Fee ordinance establishes regulatory framework to place a fee on new development to mitigate impacts on demand for affordable housing.

ENVIRONMENTAL SETTING:

City of Los Angeles

PROJECT LOCATION

City of Los Angeles

PLANNING DISTRICT All	STATUS: <input type="checkbox"/> PRELIMINARY <input checked="" type="checkbox"/> PROPOSED <u>February 2017</u> <input type="checkbox"/> ADOPTED
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EXISTING ZONING N/A	MAX. DENSITY ZONING N/A	<input checked="" type="checkbox"/> DOES CONFORM TO PLAN <input type="checkbox"/> DOES NOT CONFORM TO PLAN <input type="checkbox"/> NO DISTRICT PLAN
PLANNED LAND USE & ZONE N/A	MAX. DENSITY PLAN N/A	
SURROUNDING LAND USES N/A	PROJECT DENSITY N/A	

 **DETERMINATION (To be completed by Lead Agency)**

On the basis of this Initial evaluation:

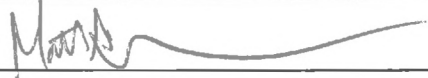
I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

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.



SIGNATURE



TITLE

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of a mitigation measure has reduced an effect from “Potentially Significant Impact” to “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” cross referenced).
- 5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA

process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

- a) Earlier Analysis Used. Identify and state where they are available for review.
- b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|---|--|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology/Water Quality |
| <input type="checkbox"/> Land Use/Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population/Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

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

BACKGROUND

PROPONENT NAME	PHONE NUMBER
City of Los Angeles Department of City Planning	(213) 978-2666

PROPONENT ADDRESS

200 N. Spring St. Los Angeles, CA 90012

AGENCY REQUIRING CHECKLIST

DATE SUBMITTED

City of Los Angeles Department of City Planning

February 23, 2017

PROPOSAL NAME (If Applicable)

Affordable Housing Linkage Fee Ordinance

 ENVIRONMENTAL IMPACTS

(Explanations of all potentially and less than significant impacts are required to be attached on separate sheets)

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IV. BIOLOGICAL RESOURCES. Would the project:

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

V. CULTURAL RESOURCES: Would the project:

a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Disturb any human remains, including those interred outside of dedicated cemeteries (see Public Resources Code, Ch. 1.75, §5097.98, and Health and Safety Code §7050.5(b))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Cause a substantial adverse change in the significance of a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American Tribe that is listed or determined eligible for listing on the California register of historical resources, listed on a local historical register, or otherwise determined by the lead agency to be a tribal cultural resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VI. GEOLOGY AND SOILS. Would the project:

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
X. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XI. MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
XII. NOISE. Would the project result in:				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

XIII. POPULATION AND HOUSING. Would the project:

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

XIV. PUBLIC SERVICES. 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:

a. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

XVI. TRANSPORTATION/TRAFFIC. Would the project:

a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

XVII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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

PREPARED BY	TITLE	TELEPHONE #	DATE
Cally Hardy	Planning Assistant	(213) 978-1643	October 26, 2016