

# **EXHIBIT B:** Environmental Clearance

CPC-2017-2022-CA  
ENV-2017-2023-ND  
July 13, 2017

## CEQA Compliance – Statutory Exemption

### **Value Capture Ordinance**

**CPC-2017-2022-CA**

### **Project Description**

An ordinance amending Sections 12.24, 14.00, and 14.3.1 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning. The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects.

### **Summary**

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

The ordinance has no foreseeable chance of directly or indirectly creating any development that would not otherwise occur. Further, any potential indirect impact of the ordinance on the environment will be minor as the proposed ordinance is not anticipated to alter existing development patterns. 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 ordinance largely clarifies existing city policy. In the two Sections where new affordability requirements will be introduced (LAMC Sections 12.24 F and 14.3.1) the changes are not expected to alter development patterns or lead to any new development which would not otherwise occur. As such, the ordinance is unlikely to create any foreseeable direct or indirect physical impact on the environment.

### **Proposed Ordinance**

The proposed ordinance introduces new regulations to establish a clear and consistent policy with regards to affordable housing requirements for development projects that seek density increases either beyond the current Density Bonus program or through other entitlements that grant additional floor area (FAR), height, or density.

The following entitlements would be subject to new affordable housing requirements:

1. LAMC Section 12.24 F - Conditional Use Permit Allowing Height and Area Changes
2. LAMC Section 12.24 U.26 - Conditional Use Permit for a Density Bonus for a Housing Development Project in which the density increase is greater than the maximum permitted in Section 12.22 A.25.

3. LAMC Section 12.24 V - Conditional Use Permit for Mixed Commercial/Residential Use Developments (to obtain additional Floor Area Ratio)
4. LAMC Section 14.00 A.2 - Public Benefits Project for Density increase for a Housing Development Project to provide for additional density in excess of that permitted in Section 12.22 A.25
5. LAMC 14.3.1 - Eldercare Facilities that do not meet the use, area, or height provisions of the respective zone

All projects seeking the entitlements described above would be required to provide the requisite number of affordable units, based on the project's base density, as follows:

- A. 11% Very Low Income Units for a 35% density increase; or
- B. 20% Low Income Units for a 35% density increase; or
- C. 40% Moderate Income Units for a 35% density increase in for-sale projects.

For projects seeking additional density increases beyond 35%, the following would additionally apply:

- D. For every additional 1% set aside of Very Low Income Units, the project is granted an additional 2.5% density increase; or
- E. For every additional 1% set aside of Low Income Units, the project is granted an additional 1.5% density increase; or
- F. For every additional 1% set aside of Moderate Income Units in for-sale projects, the project is granted an additional 1% density increase;

Some additional requirements would also apply to these projects under the proposed ordinance, including a requirement that the project provides replacement units consistent with California Government Code Section 65915(c), records a 55-year affordability covenant for the restricted units, and complies with all policies and standards in the City's Affordable Housing Incentives Guidelines.

The proposed ordinance would establish an affordable housing requirement for these programs which would better align them with established regulations such as the density bonus program, Measure JJJ and the TOC program (as established in LAMC 12.22 A.25, 11.5.11 and 12.22 A.30 respectively).

## **Analysis**

### 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 regulations in the proposed ordinance are intended to clarify existing regulations and align affordability requirements across the range of planning entitlements that allow for increased

density or FAR. A percentage of affordable housing will be required based upon the percent of density increase, across the range of City policies. Currently, entitlements under LAMC Sections 12.24 U.26, 12.24 V and 14.00 A.2 require the provision of on-site affordable housing units in exchange for increased density and floor area, consistent with the affordability levels that would be required under a Density Bonus increase of 35% pursuant to LAMC Section 12.22 A.25 (and equivalent to the proposed base affordability requirement described above in items A through C). The proposed ordinance would extend these requirements proportionally to any additional density beyond 35%. No affordable housing is currently required for additional height and floor area entitled under LAMC Section 12.24 F. Entitlements under LAMC Section 14.3.1 allow for unlimited density increases for Eldercare Facilities, but do not currently require the provision of any affordable housing units.

Since 2012, only nine conditional use applications have been submitted under the provisions of LAMC Section 12.24 U.26. Of those, only three applications have been approved to-date, while the remaining cases are currently pending approval. In that same period, there were zero applications for a density increase under LAMC Sections 14.00 A.2, 12.24 V and 12.24 F.

From the date the Eldercare Facilities ordinance was adopted in 2006 to June 6, 2017, a total of 15 Eldercare Facilities projects were approved under LAMC Section 14.3.1, resulting in a total of 1,236 new units or an average of approximately 117 units entitled per year. Only 10 of these projects were approved since 2012. An additional 5 applications are currently pending, which if approved would result in a total of 531 new units. However, no affordable senior units have been generated in Eldercare Facilities to-date. Based on public comments received, and as discussed in the Staff Recommendation Report, this entitlement pathway has been removed from the proposed ordinance.

All combined, an average of fewer than three projects per year have been approved under the five entitlement pathways included in the proposed ordinance. With the potential removal of Eldercare Facilities from the proposed ordinance, this would reduce the average annual number of projects that would have been subject to the proposed ordinance to fewer than one project per year. As the data indicate, the proposed ordinance would impact a very small number of projects, and is intended largely as an administrative cleanup to ensure consistency and predictability among the various entitlements which provide additional residential density.

*“Common Sense” Exemption - CEQA Guidelines Section 15061(b)(3)*

A reasonable argument could be made that the imposition of the affordable housing requirements on projects using these entitlement pathways may have the potential to indirectly impact the physical environment by affecting development patterns. Placing new requirements on new projects may indirectly influence development and investment decisions, leading to some perceivable change in how development occurs. This would be possible if the requirements 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, it is clear that the proposed ordinance is not anticipated to significantly alter development patterns, and thus has no discernable direct or indirect environmental impact.

The proposed ordinance may result in an increase of affordable housing units produced within new development projects, but any increase is expected to be modest because these entitlements are currently very infrequently utilized. Furthermore, it is expected that projects subject to the new requirements would not be negatively impacted, as they all would receive significant density increases from their allowable zoning. The affordable housing requirements are designed to be consistent with a proportional formula that has proven to be economical and financially feasible under the density bonus program. The limited change included in the proposed ordinance 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.

As a result of this analysis, it can reasonably be concluded that the imposition of the affordable housing requirements recommended in the proposed ordinance will have no discernable impact on existing development patterns. This analysis is based largely on the fact that the amount of residential development currently occurring under these entitlements is minimal. Because the proposed ordinance is not anticipated to significantly alter development patterns throughout the City, it thus can be seen with certainty that there is no possibility that it may have a significant direct or indirect effect on the environment, and therefore it is not subject to CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

### **Subsequent Environmental Review**

All future development projects that receive the entitlements described in the proposed ordinance will be subject to environmental review at such time as approvals for those projects are considered. The Value Capture ordinance does not provide a means for exempting any future development projects of any sort from the requirements of CEQA, simply by satisfying affordable housing requirements. Instead, all future development projects will undergo CEQA review as appropriate and applicable to their unique characteristics. 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 specific details of each project are known. The exemptions from CEQA that apply to the establishment of the Value Capture ordinance do not apply to the individual projects that are constructed as a result of the ordinance.

## CEQA Compliance – Negative Declaration

### **Value Capture Ordinance**

CPC-2017-2022-CA

ENV-2017-2023-ND

### **Project Description**

An ordinance amending Sections 12.24, 14.00, and 14.3.1 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning. The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects.

### **Project Location**

Citywide.

## **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 proposed Value Capture Ordinance on development patterns and behavior throughout the City of Los Angeles.

### **Aesthetics**

The Value Capture ordinance would have no impact on the physical size, shape or aesthetics of new residential and mixed-use development. The new affordable housing requirements are designed to be consistent with similar requirements and are anticipated to be feasible given current construction costs and development 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**

It is not reasonably foreseeable that subsequent development would impact agriculture and forestry resources as they are so limited in the City. Because it does not propose any new construction, and any subsequent development that receives the entitlements described in the proposed ordinance would be subject to environmental review at the time that the application is considered, 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 directly result in the cumulative net increase of any criteria pollutant for which the project is non-attainment, expose 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 speculative at this time. Subsequent development will be subject to subsequent environmental review and analyzed during the application process.

Mitigation Measures: None.

Conclusion: No impact to air quality.

**Biological Resources**

As no construction is proposed, it will not directly 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. Additionally, based on the number of projects expected and the types of projects expected, indirect impacts to sensitive species or habitats would be speculative at this time. 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**

No construction is proposed as part of this code amendment, and as such it will not bear any direct impact on historical, archaeological, paleontological, or other cultural resources.

Additionally, based on the number of projects expected and the types of projects expected, indirect impacts cultural resources would be speculative at this time. 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 and comply with all other Building Code requirements that address these conditions.

Mitigation Measures: None.

Conclusion: No impact to geology and soils.

### **Greenhouse Gas Emissions**

Based on the expected number of developments and types, including infill development that is consistent with SCAG's RTP/SCS that encourages increased density in urban environments such as the City, 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**

No physical construction is proposed as part of this code amendment, and as such it will not have any direct 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 the comprehensive and extensive federal, state and local regulations that address hazardous materials. Indirect impacts related to hazards and hazardous materials are not foreseeable at this time from the project.

Mitigation Measures: None.

Conclusion: No impact to hazards or hazardous materials.

### **Hydrology and Water Quality**

No physical construction is proposed as part of this code amendment, and as such it will not bear any direct impact on run-off, surface water body, groundwater supplies, hydrology, or water quality. Future development projects will be subject to all regulatory compliance measures related to run-off and drainage and flood hazards. Based on the number and type of projects there are no indirect impacts to hydrology and water quality that are foreseeable at this time. When development projects are proposed 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 Value Capture ordinance does not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The ordinance is consistent with policies in our Housing Element to increase affordable housing. The ordinance would not foreseeably induce growth or divide an established community. 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 Value Capture 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 Value Capture ordinance does not directly 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 indirect impacts related to temporary or permanent noise impacts would be speculative at this time based on the number and type of projects expected. 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 Value Capture 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, 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 Value Capture ordinance would not directly impact response time or service ratios for fire protection, police protection, schools, parks, or other public facilities. No new construction is being considered at this time, and as such any indirect impacts related to public services would be speculative. As discussed above, the number of projects that would foreseeably use this ordinance is very small, especially in relation to the scope of the ordinance being citywide. 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**

As no new construction is being considered at this time, the proposed ordinance would not directly 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. Any indirect impacts from future development under the ordinance to parks and recreational facilities would be speculative at this time. 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, which does not propose construction, would not directly impact circulation, congestion, or traffic patterns, nor would it increase hazards, result in incompatible uses, or impact emergency access. Additionally, any indirect impacts from the project would be speculative. The project is not anticipated to alter baseline development patterns. Additionally, based on historical development discussed above under the zoning provisions being amended, the traffic trips that would be created from any project under the ordinance would be minimal and likely to fall below the City's screening criteria for conducting traffic studies at any project level. 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 direct 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 therefore would not foreseeably result in any impact. 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 the 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 the adoption of this ordinance could not have a significant effect on the environment and a negative declaration may be adopted.

**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)

<b>LEAD CITY AGENCY</b> City of Los Angeles Department of City Planning	<b>COUNCIL DISTRICT</b> All	<b>DATE</b> June 21, 2017
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**RESPONSIBLE AGENCIES**

<b>PROJECT TITLE/NO.</b> Value Capture Ordinance CPC-2016-3431-CA	<b>CASE NO.</b> ENV-2017-2023-ND
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<b>PREVIOUS ACTIONS CASE NO.</b> 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:**

An ordinance amending Sections 12.24, 14.00, and 14.3.1 of the Los Angeles Municipal Code to clarify existing regulations and align affordability requirements across the range of zoning entitlements that allow for increased density or floor area ratio beyond what is allowed by zoning. The ordinance will ensure the creation of affordable housing through certain conditional use permits and public benefit projects.

**ENVIRONMENTAL SETTING:**

City of Los Angeles

**PROJECT LOCATION**

City of Los Angeles

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

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

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**On the basis of this initial evaluation:**

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

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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.

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I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

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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.

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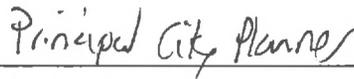
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

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SIGNATURE



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TITLE

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**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.

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**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 |

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

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  **BACKGROUND**

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

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PROPONENT ADDRESS

200 N. Spring St. Los Angeles, CA 90012

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AGENCY REQUIRING CHECKLIST	DATE SUBMITTED
City of Los Angeles Department of City Planning	July 13, 2017

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PROPOSAL NAME (If Applicable)

Value Capture Ordinance

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 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
<b>I. AESTHETICS. Would the project:</b>				
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"/>
<b>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:</b>				
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"/>
<b>III. AIR QUALITY.</b> 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"/>
<b>IV. BIOLOGICAL RESOURCES.</b> 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"/>

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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"/>

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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"/>

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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"/>

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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"/>
<b>X. LAND USE AND PLANNING.</b> 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"/>
<b>XI. MINERAL RESOURCES.</b> 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"/>
<b>XII. NOISE.</b> 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"/>

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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	June 21, 2017